



## Investment Land, Winford Road, Chew Magna, Bristol, BS40 8QH

**By auction £80,000**

INVESTMENT LAND AT WINFORD ROAD, CHEW MAGNA, BRISTOL, BS40 8QH

GUIDE PRICE : £80,000

FOR AUCTION TUESDAY 26th MARCH 2024 at 19:00pm at Mendip Springs Golf Club, Honeyhall Lane,  
Congresbury BS49 5JT



**DESCRIPTION**

A rare opportunity to purchase 4.86 acres of investment land accessible of Limeburn Hill & Winford Road available as a whole or in 2 lots.

Hayley Turner - Bennetts Solicitors, Barley Wood Stables, Long Lane, Writington, BS40 5SA  
hayley.turner@bennettlaw.co.uk

Lot A- Guide Price £ 45,000

2.83 acres of permeant pasture with a derelict shed

Lot B- Guide Price £35,000

2.03 acres of permeant pasture

The land is bound by hedges and concrete posts with wire, gently undulating & laid to permeant pasture it has previously been used for the purposes of agriculture & forage.

No services are connected to the land, the stream at the northern boundary is accessible for livestock.

**LOCATION**

The city of Bristol is 9 miles to the north & the city of Bath is 20 miles distant. Bristol International Airport is 4 miles west.

**VIEWING**

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Richard Nancekivell on 07770 966372 or Chloe Brown 07475 031835 . Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

**RIGHTS OF WAY**

There a Right of Way across the land is a footpath, please see the map.

**DIRECTIONS**

W3W///mediate.spurring.cross

**TENURE**

The property is freehold and will be offered for sale with vacant possession.

**IMPORTANT NOTICE**

Nancekivell & Co, their clients and any joint agents give notice that:

- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- (2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**AGENTS NOTE**

There is a £2,000 plus VAT Buyers fee payable to the auctioneers upon completion. There is a 21-year 50% uplift clause should planning be gained for any use other than agricultural or equestrian use full details from the solicitors.

If sold as two lots, the purchaser of Lot A will be responsible for constructing a new fence from the points A, B, C, D as shown on the plan which will then become joint liability.

**SOLICITORS**

