



**Reservoir View Investment Land, Chew Magna, North Somerset, BS40 8QD**

**By public auction £20,000**

THIS IS AN OPPORTUNITY TO PURCHASE JUST OVER ONE THIRD OF AN ACRE CLOSE TO THE NORTHERN BANK OF THE PRETTY CHEW MAGNA RESERVOIR WHICH SITS ON THE WESTERN OUTSKIRTS OF CHEW MAGNA VILLAGE IN NORTH SOMERSET IN AN AREA KNOWN AS THE GOLDEN VALLEY. FOR SALE BY PUBLIC AUCTION 7PM AT THE MENDIP SPRINGS GOLF CLUB. Honeyhall Lane, Congresbury, Bristol, North Somerset BS49 5JT.



### ACCESS

Access is available from the private tarmac driveway which runs alongside the property Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

### VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Partners on 01769 574111 or out of hours Richard Nancekivell on 07770 966372. 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.

### DIRECTIONS

From Chew Magna the property is located at the end of a land just adjacent to Dark lane.

### LOCAL AUTHORITY

Bath & North Somerset.

### 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

The successful purchaser to contribute £2,000 plus Vat in addition to the purchase price towards the vendors costs.

### METHOD OF SALE

The property will be offered for sale by public auction at &pm on Tuesday the 14th May at the Mendip Springs Golf Club, Honeyhall Lane, Congresbury, Bristol, North Somerset, BS49 5JT.

