



Land at Northwick, Dundry, Bristol, BS41 8NN

By auction £295,000

A rare opportunity to purchase a block of land in a ringed fence totalling 36.62 acres or 14.82 hectares or thereabouts of agricultural pastureland and ex Claypitt and Quarry which has previously been used for the purposes of agriculture.

FOR AUCTION TUESDAY 30TH JULY 2024 at 19:00pm at Mendip Springs Golf Club, Honeyhall Lane, Congresbury, BS49 5JT
As a Whole or in Four Lots.

Lot A 11.44 Ac Guide £90,000. Lot B 7.58 Ac Guide £60,000. Lot C 14.08 Ac Guide £110,000. Lot D 3.52 Ac Guide £35,000



DESCRIPTION
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A rare opportunity to purchase a block of land in a ringed fence totalling 36.62 acres or 14.82 hectares or thereabouts of agricultural pastureland which has previously been used for the purposes of agriculture.

To be offered as a whole or in 4 lots

LOT A – 11.44 acres as shown pink on the plan, the access is from East Dundry Lane sharing access to Lot B. Guide £90,000

LOT B- 7.58 acres as shown in blue on the plan with access via the yellow strip off East Dundry Lane. Guide £60,000

LOT C- 14.08 acres as shown in green on the plan the sloping pastureland with road access there is a footpath crossing the land and can be seen in pink dashed lines on the plan. Guide £110,000

LOT D- 3.52 acres as shown in orange on the plan. Guide £35,000

LOCATION

Only a short drive from the village of Dundry where there is a number of amenities.

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

Please see the plan showing the PINK Dashed showing the Public Footpath in which crosses the land.

SERVICES

Natural water supply, Mains water available in the adjacent Highway.

UPLIFT CLAUSE

21 years 50% for any other change of use other than agriculture or equestrian.

DIRECTIONS

W3W///faces.clean.civil

METHOD OF SALE

The property will be offered for sale by public auction on Tuesday 30th July 2024 @ 7pm at Mendip Spring Golf Club - Honeyhall Lane, Congresbury, Bristol, North Somerset, BS49 5JT

LOCAL AUTHORITY

<https://beta.bathnes.gov.uk>

THE SOLICITORS

Bennetts Solicitors, Barleywood Stables, Long Lane, Wrington, BS40 5SA

TENURE

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

AGENTS NOTE

There is a £2,000 plus VAT Buyers fee payable to the auctioneers upon completion for each Lot.

