



**FOR SALE AUCTION ON TUESDAY 30<sup>TH</sup> JULY 2024,  
MENDIP SPRING GOLF CLUB, HONEYHALL LANE, CONGRESBURY, BS49 5JT  
– 19:00pm**

**WOODLAND AT HORTS WOOD, LONG LANE, WRINGTON, BRISTOL, NORTH  
SOMERSET, BS40 5SP**

**GUIDE PRICE £200,000**

An unique opportunity to purchase 10.49 acres of Ancient & Semi- Natural Woodland on the outskirts of the village of Wrington.



## Description

Situated in a quiet location just on the outskirts of Wrington comprising of 10.49 acres of Woodland with wooden shed and contained situated on site.

There is potential for recreational or commercial uses subject to planning permission.

The access is directly off Long Lane with a shared access.

Bristol International Airport is 3.6 miles to the North

## Viewing

Strictly and only by prior appointment through the Vendors sole Agents Nancekivell & Partners Ltd, Richard Nancekivell on 07770 966372 or Chloe Brown 07475 031835 Prior to making an appointment 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.

## Method of Sale

The Woodland will be offered for Auction on Tuesday 30<sup>th</sup> July 2024 at Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5JT a 19:00pm start.

## Local Authority

<https://www.n-somerset.gov.uk>

## Tenure

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

## WHAT3WORDS

///broadcast.aware.skate

## Services

There are currently no services connect to the woodland, but we are advised water & electricity can be connected easily.

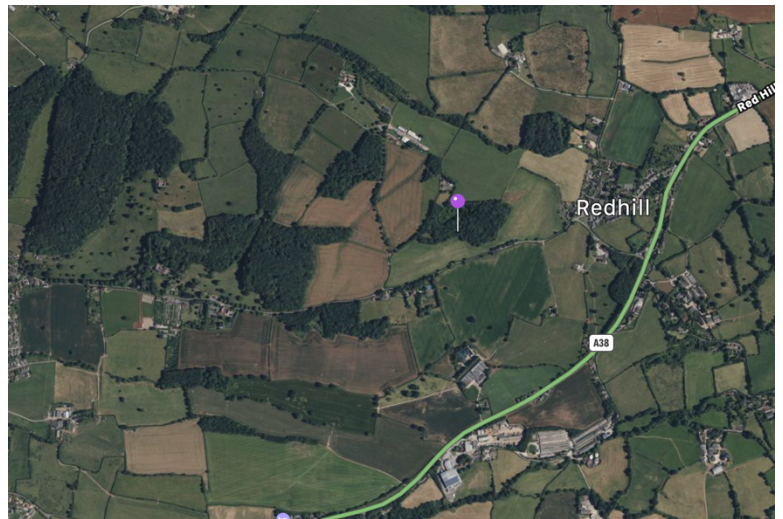
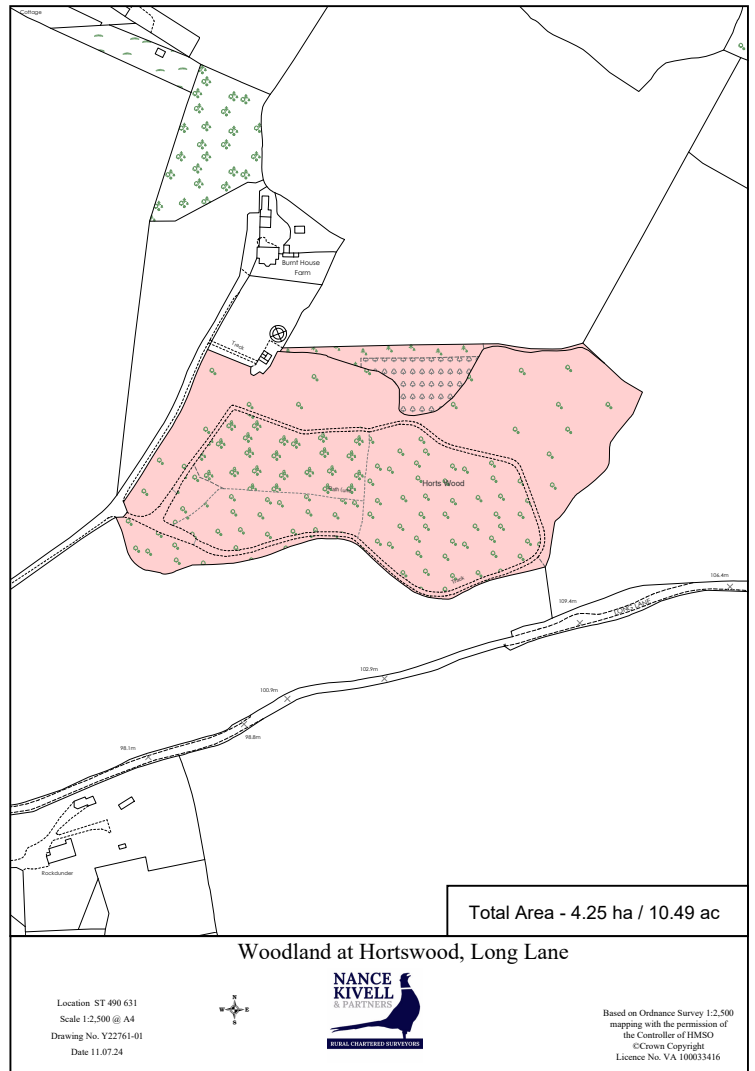
## Buyers Contribution to Fees

The purchaser to pay £2,000 plus VAT towards the vendors selling costs.

## Important Notices

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

- 1) They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements 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 regulations or other consents and Nancekivell & Partners Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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