



Land at North Drove, West End Lane, Nailsea, BS48 4BZ

Guide Price £100,000
AUCTION

Tuesday 22nd October 2024 at 19:00pm- Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5JT

Offered as a whole 10.6 acres or in 2 lots

Lot A- 5.86 acres Lot B- 4.74 acres

Description

A unique opportunity to purchase 10.6 acres as a whole of agricultural pastureland or in 2 lots.

Lot A- 5.86 acres

Lot B- 4.74 acres

Location

The Land has direct access from West End Lane which is close to the town of Nailsea.

What 3 Words

///dishing.newspaper.conveying

Right of Way

There is a public footpath which runs along the ditch side of Lot B
Access to Lot B is via the Brown track shown on the plan.

Designation

Lot B Site Speacail Scientific Interest 6m from the ditch

Solicitors

Jeremy Johnson - Wards Solicitors, 6 Fountain Court, New Leaze, Bradley Stoke, Bristol, BS32 4LA - E: jeremy.johnson@wards.uk.com

Tenure

Freehold with Vacant possession.

Local Authority

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

Viewings

Strictly and only by prior appointment through the Vendors Sole Agents Nancekivell & Partners Limited either Richard Nancekivell 07770 966372 or Chloe Brown 07475 031835.

Prior to making an appointment we strongly recommend that you discuss any queries you may have which are likely to affect your interest in the property in order that you do not make a wasted journey.

Special Conditions

There is a 21- year 50% uplift clause should planning be granted for any other use other than agricultural or equestrian, full details are available from the solicitors.

Agents Fee

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

Important Notice

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