



Land adjoining Charmwood, Tower House Lane, Wraxall, Bristol, BS48 1JS  
Guide Price £20,000

## **AUCTION**

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

Investment Woodland comprising of approximately 1.58 acres

#### Description

A unique opportunity to purchase Investment Mature Woodland situated within the village of Wraxall, well known as being part of the TY Sculpture Trail.

The Woodland has a variety of mature trees and paths taking you on an adventure.

#### Location

The Woodland is located off Tower House Lane, which is directly off the B3128 Clevedon Road.

#### What 3 Words

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#### Right of Way

There is a public footpath which runs through the woodland.

#### Designation

#### Solicitors

Johnathan Wilson- Barcan & Kirby LLP 111/117 Regent Street, Kingswood, Bristol, BS15 8LJ. E- J.Wilson@barcankirby.co.uk

#### Tenure

Freehold with Vacant possession.

#### Local Authority

North Somerset Council

#### 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

#### Agents Fee

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

#### Important Notice

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