



## Land at Hazeldene Hill, Clutton, Bristol, BS39 5DQ

Guide Price £30,000  
**AUCTION**

Tuesday 25th March 2025 at 19:00pm- Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5JT

Agricultural pastureland available as a whole 3.09 acres

## Description

A unique opportunity to purchase 3.09 acres as shown in pink on the plan.

## Location

The Land has direct access from Clutton Hill.

## What 3 Words

///mavericks.cloaks.handlebar

## Right of Way

There is a public footpath which runs through Lot B.

## Designation

Shared access is granted over the RED hatched area as shown on the plan & access is to be improved by mutual agreement.

## Solicitors

Beth Prince- Womble Bond Dickinson 3 Temple Back E, Bristol, BS1 6BZ E:  
Beth.prince@wbd-uk.com

## Tenure

Freehold with Vacant possession.

## Local Authority

<https://banes.co.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

## Agents Fee

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

## Important Notice

Nancekivell & Partners, their clients and any joint agents give notice that (1) They are not authorised to make or give any representation 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 in these particulars. These particulars no for form part of any offer or contract and must not be relied upon as statements or representation of fact.

(2) Any areas, measurements or distances are all approximate. The text, photographs and plans are for guidance only and are not necessarily all comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Nancekivell & Partners Limited have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

