



Land at Breach Lane, West End, Nailsea, North Somerset,

GUIDE PRICE £100,000

FOR AUCTION

Strategic Investment Pastureland offered as a whole or in 2 lots for Auction on **Tuesday 25th March 19:00pm- Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5JT**

As a whole 10.03 acres
Lot A- 5.26 acres Lot B- 4.77 acres

Description

A unique opportunity to purchase 10.03 acres of Agricultural Pastureland as a whole or in two lots

Lot A- as shown in pink on the plan 5.26 acres
Lot B – as shown in blue on the plan 4.77 acres

Location

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

What 3 Words

///indulges.basin.goodness

Right of Way

Designation

Access to the land is from Breach Lane

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.

Agents Notes

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.

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.

