



Investment Land at Clutton Hill, Clutton, Bristol, BS39 5PJ

Guide Price £150,000

FOR AUCTION

Investment Agricultural Land offered as a whole 13.08 acres or in 3 lots for Auction on **Tuesday 25th March 2025- 19:00pm at Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5TJ**
Lot A- 4.38 acres Lot B- 2.71 acres Lot C- 5.99 acres

Description

An opportunity to purchase 13.08 acres of productive level and gently sloping pasture parkland surrounded by mature hedges as a whole or in 3 lots.

Lot A- (Shown as B2 on the plan) 4.38 acres

Lot B- (Shown as B1 on the plan) 2.71 acres

Lot C- (Shown as A on the plan) 5.99 acres

The land is down to pasture and has predominately been used for grazing and mowing purposes which has successfully grown fodder crops.

Location

The Land has direct access from Clutton Hill Lane.

What 3 Words

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Right of Way

We are advised that the footpath crosses the hedge line between B1 & B2 as shown in dashed on the plan.

Designation

Access is shown in blue on the plan with the Right of Way track shown in orange allowing access to B2 & B1.

The water pipeline runs along the hedgeline.

Solicitors

Beth Price of Womble Bond Dickinson, Temple Quay, 3 Temple Back E, Redcliffe, Bristol, BS1 6DZ E: Beth.Prince@wbd-uk.com

Tenure

Freehold with Vacant possession.

Local Authority

<https://banes.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 no uplift clauses.

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

Important Notice

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