



Land at Back Lane, Litton, Chewton Mendip, BA3 4PA

Guide Price £85,000

FOR AUCTION

Secluded Investment Parkland offered as a whole 10.73 acres or thereabouts for Auction on Tuesday 25th March 2025-
19:00pm at **Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5TJ**

Description

A unique opportunity to purchase 10.78 acres of productive level and gently sloping pasture parkland surrounded by mature hedges. The land is down to pasture and has predominately been used for grazing and mowing purposes.

Location

The Land has direct access from Back Lane which approximately half way along.

What 3 Words

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Right of Way

We are advised that there are no right of ways which cross the land.

Designation

We are advised that there is a Bristol Water Pipeline that runs across the land, further information can be found within the legal pack & discussed with the solicitor.

Solicitors

Ben Monksummers of Harris and Harris, 11 Stoney Street, Frome, BA11 1BU E: ben.monksummers@harris-harris.co.uk

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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