



Stonewell Lane, Congresbury, Bristol, Somerset, BS49 5DN

Guide price £50,000

A RARE OPPORTUNITY TO PURCHASE A LEVEL EASILY ACCESSIBLE BLOCK OF 1.44ac (0.58 Ha) OF AGRICULTURAL LAND SET ON THE SOUTH WEST EDGE OF CONGESBURY WITH THE POTENTIAL FOR PLANNING POTENTIAL FOR SALE BY INFORMAL TENDER CLOSING DATE MIDDAY 15TH SEPTEMBER.



DESCRIPTION

First time on the market for two generations Investment land of approx 1.44 Acres pasture with lane access situated on the edge of Congesbury. It is considered that the land holds some potential for development subject to planning.

TENDER 15TH SEPTEMBER

Please submit your best and final offer by Midday 15th SEP direct to richard@nancekivellandpartners.co.uk Tel 07770 966372

Tender pack is now available from Nancekivell & Co.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Richard Nancekivell on 07770 966372. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property.

ACCESS

Access is available from the adjacent council road. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

METHOD OF SALE

The property will be offered for sale by informal tender. The tenders should be sent on the prescribed form which is available from the agents .

LOCAL AUTHORITY

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

TENURE

The property is freehold and will be offered for sale with vacant possession.

VENDORS COSTS

The Purchaser will contribute £2,000 plus vat to the vendors professional fees.

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

- (1) They are not authorised to make or give any representations 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 made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- (2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all

necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

