



Investment Land, Oxleaze Lane, Broad Oak Hill, Dundry, N. Somerset, BS41 8LA

By auction £60,000

A 3 ACRE SINGLE ENCLOSURE OF INVESTMENT LAND SITUATED CLOSE TO THE EDGE OF THE HAMLET OF DUNDRY IN NORTH SOMERSET. THE PROPERTY SITS ADJACENT TO COUNTRY LANES IN AN ELEVATED LOCATION WITH LOVELY VIEWS. FOR SALE BY ON LINE AUCTION 15TH DECEMBER 2021



DESCRIPTION

A freehold block of agricultural / Investment Land with lane access situated in an elevated site with lovely views just to the North of the village of Dundry surrounded on all sides by country lanes. There are a number of mature trees on the boundary hedge banks.

ACCESS

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

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or 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 with a member of staff who has seen the property in order that you do not make a wasted journey.

AGENTS NOTE

The property sits in the "forest of Avon" is designated as "green belt" and is natural habitat for the greater Horse Shoe Bat.

LOCAL AUTHORITY

North Somerset Council Website: www.n-somerset.gov.uk

BPS ENTITLEMENTS

These can be made available at completion by separate negotiation.

SPECIAL CONDITIONS

1. The vendors will retain a 50% uplift clause on the land for any change of use above Agricultural and Equestrian use for 21 years from the date of completion
2. The Purchaser will contribute £2,000 plus vat to the vendors reasonable professional fees

MAPS & PLANS

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

METHOD OF SALE

The property will be offered for sale by Auction on the 15th December 2021. For further details click www.nancekivellandco.com or tel the sole agents.

SERVICES

No mains services connected but mains water is believed to be close by.

TENURE

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

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.

