



**"Rookery Paddock" Nye Road, Sandford, Weston-Super-Mare, North Somerset,
BS24 6TL
Guide price £85,000**

A FOUR ACRE LEVEL PASTURE PADDOCK WITH GOOD ROAD ACCESS AND NATURAL WATER SUPPLY
SITUATED IN AN EASILY ACCESSIBLE LOCATION 4 MILES FROM WSM.



DIRECTIONS

From J 21 M5 take the A370 Turn right signposted Puxton the head for Sandford and after 1 Mile at Rockery Farm RHS turn right just past the Bridge into the Drove looking for the Nancekivell for sale sign.

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 with a member of staff who has seen the property in order that you do not make a wasted journey.

TENURE

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

UPLIFT CLAUSE

Any change of use will trigger a 50% uplift which will form part of the contract over the next 21 years.

METHOD OF SALE

The property will be offered for sale by public auction on a date to be published.

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.

VENDORS COSTS

The buyer will contribute £2,000 towards the Sellers costs plus Vat.

