



Stone Barn and Land, Rowberrow, Winscombe, Somerset, BS25 1QL

By auction £35,000

AN OPPORTUNITY TO PURCHASE UP TO 15.83 ACRES IN FOUR LOTS BY AUCTION ON TUESDAY 27TH SEPTEMBER 2022 AT 7PM MENDIP SPRINGS GOLF CLUB. THE LAND IS SET OPPOSITE THE SWAN INN BS25 1QL. THE LAND COMPRISES LEVEL BLOCKS OF PASTURE WITH ACCESS TO MAINS WATER AND HARDENED TRACKS OR A COUNCIL ROAD.



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.

RIGHTS OF WAY

There are No Public Rights of Way crossing the land.

DIRECTIONS

From Churchill the confluence of the A38 and the A368 drive South on New Road for just over a mile up the hill and nearing the top bear left signposted Rowberrow and drive into the village where the land is marked with a nancekivell for sale sign and lies opposite the Swann Inn.

METHOD OF SALE

The property will be offered for sale by public auction on the 27th September @ 7pm at Mendip Spring Golf Club - Honeyhall Lane, Congresbury, Bristol, North Somerset, BS49 5JT

LOCAL AUTHORITY

<https://www.somerset.gov.uk/>

SOLICITORS

Helen Hamilton, Oldgate Trustees Broadacre House, Market Street East, Newcastle upon Tyne NE1 6HQ Office 0191 432 4714 helen.hamilton@oldgatetrustees.co.uk

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.

LOT A

This is marked in Pink on the attached plan and comprises a stone structure with road access set in 0.31 of an acre. Guide Price £35,000

LOT B

This is a 4.77 Acre block marked in blue of Permanent pasture

level or very gently sloping with access to mains water served by a quiet hardened lane. Guided Price £30,000

LOT C

This is a level block of 0.67 Acres with lane access marked in yellow on the attached plan. Guide Price £15,000.

LOT D

The largest of the lots edged in Green on the plan and extending to 10.8 Acres of level permanent pasture subdivided into two enclosures with access to mains water and a quiet lane access from the council road. Guide Price £85,000

AGENTS NOTE

There is a £500 plus vat Buyers fee per lot payable to the auctioneers. There is a 21 year 50% uplift clause should planning be gained for any use other than agricultural or equestrian use full details from the solicitors.

