NANCEKIVELL&CO
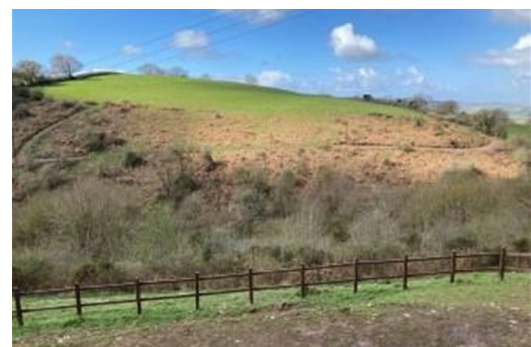

Lot 3 43 Acres Land at, Shipham Hill, Shipham, Winscombe, BS25 1RQ

By auction £275,000

An opportunity to purchase 43.4 acres of valley grassland which benefits from private mains & stream water. The land is set in the valley and lends itself to wintering animals, the land is split into five different parcels by mature hedgerows.

RICS   OnTheMarket.com

DIRECTIONS
https://w3w.co/lashed.glows.sushi

METHOD OF SALE
The property will be offered for sale by public auction on the 9th May 2023 @ 7pm at Mendip Spring Golf Club - Honeyhall Lane, Congresbury, Bristol, North Somerset, BS49 5JT (subject to an undisclosed reserve price)

THE SOLICITORS
Solicitor- Vanessa Dawson- Berry Redmond Gordon & Penny, 10 Woodborough Road, Winscombe, Somerset BS25 1AA

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

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

SERVICES
Mains Water (Metered via a shared private pipeline)

LOCAL AUTHORITY
Sedgemoor District Council (Somerset)

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.