



**Lot 3 Investment land at, Lippiatt Lane, Shipham, Winscombe, BS25 1QZ**

**By auction £90,000**

A unique type of investment land comprising of 6.70 acres situated on the outskirts of Rowberrow Warren Woods, leading across to the Mendip Hills.



## DESCRIPTION

A unique type of investment land comprising of 6.70 acres situated on the outskirts of Rowberrow Warren Woods, leading across to the Mendip Hills. The land is secured by mature hedgerow & stock proof fencing. The asset has road frontage from Lippiatt Lane which is a single track lane which is shared for Bridleway uses.

## DIRECTIONS

W3W///blockage.sticky.careful

## 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)

## LOCAL AUTHORITY

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

## THE SOLICITORS

Solicitors is Stuart Palmer- Oldgate Trustees, Broadacre House, Market Street East, Newcastle Upon Tyne, NE1 6HQ  
01914 324714 [Stuart.palmer@oldgatetrustees.co.uk](mailto:Stuart.palmer@oldgatetrustees.co.uk)

## 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.

## 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.

## AGENTS NOTE

There is a £2,000 buyers fee plus VAT payable per lot at completion. 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.

