



**Lot 5 20.12 Acres Land and Buildings at Felton Com, Kingdown, Winford, Bristol,
BS40 8DP
By public auction £150,000**

20.12 acres of level agricultural pastureland situated outside the village of Felton



VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours RichardNancekivell 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.

DIRECTIONS

<https://w3w.co/cubes.risen.staple>

METHOD OF SALE

Auction Tuesday 9th May 2023, 19:00pm Mendip Springs Golf Club. BS49 5JT

AGENTS NOTE

There is a public footpath. BPS at Valuation. Access via a Statutory Declaration. Buyer to contribute £2,000 plus vat to vendors costs.

LOCAL AUTHORITY

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

MAPS & PLANS

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

TENURE

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

RESERVE PRICE

The property will be offered subject to a reserve price. The auctioneers reserve the right to bid on behalf of the vendor and to withdraw the property from the auction in the event of it not reaching its reserve price.

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.

