



**Lot 5 Bucklegrove Barns and 5 Acres, Wells Road, Rodney Stoke, Cheddar, BS27
3UZ
Guide price £175,000**

A WELL LOCATED SMALLHOLDING COMPRISING 5 ACRES OF AGRICULTURAL LAND WITH PLANNING PERMISSION FOR A HOLIDAY LODGE WITH A FURTHER STONE BARN ALL HAVING LOVELY VIEWS OVER THE ADJACENT UNSPOILT RURAL COUNTRYSIDE. FOR SALE BY AUCTION UNLESS PREVIOUSLY SOLD.



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.

PLANNING PERMISSION
2020/1038/FUL.

DIRECTIONS
W3W///half.bedsread.driven

METHOD OF SALE
The property will be offered for sale by public auction on Tuesday 23rd September 2023 at 7pm at The . (unless previously sold) at the Mendip Spring Golf Club - Honeyhall Lane, Congresbury, Bristol, North Somerset, BS49 5JT

THE SOLICITORS
Bennetts Solicitors, Attorneys & Notaries, Barley Wood Stables, Long Lane, Wrington, Bristol, BS40 5SA
hannah.wallington@bennettlaw.co.uk 01934 862 786

LOCAL AUTHORITY
<https://www.somerset.gov.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.

AGENTS NOTE
Contribution to fees £2k plus vat.

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.

