



## **Lot 1, Land at Philfare Lane, Shipham, Winscombe, BS25 1SA**

**By public auction £60,000**

A unique opportunity to purchase 4.92 acres of agricultural land in an area of outstanding natural beauty on the edge of Shipham. The land benefits from mains water connection & with gate access on Philfare Lane a hardened track from New Road, Shipham.



## METHOD OF SALE

FOR AUCTION TUESDAY 25TH JULY 2023 at 19:00pm at Mendip Springs Golf Club, Honeyhall Lane, Congresbury BS49 5JT

## DESCRIPTION

A unique opportunity to purchase 4.92 acres of agricultural land in an area of outstanding natural beauty on the edge of Shipham. The land benefits from mains water connection & with gate access on Philfare Lane a hardened track from New Road, Shipham.

## 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

Wh<https://w3w.co/radio.diverting.cloud>

## LOCAL AUTHORITY

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

## THE SOLICITORS

Stuart Palmer, Oldgate Trustees Broadacre House, Market Street East, Newcastle upon Tyne NE1 6HQ

Email: [Stuart.palmer@oldgatetrustees.co.uk](mailto:Stuart.palmer@oldgatetrustees.co.uk) Office 0191 432 4714

## AGENTS NOTE

There is a £2,000 plus VAT Buyers fee payable to the auctioneers upon 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.

