



## Lot 2, Land at Philfare Lane, Shipham, Winscombe, BS25 1SA

**By auction £75,000**

An opportunity to purchase 7.32 acres of agricultural land in an area of outstanding natural beauty on the edge of Shipham.

The land benefits from road side frontage of New Road, Shipham, mains water connection is available from Philfare Lane.



#### 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.

#### DIRECTIONS

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#### METHOD OF SALE

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

#### RIGHTS OF WAY

There are NO Public Rights of Way crossing the land

#### 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

#### TENURE

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

#### 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.

#### 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.

