



## **Lot 4 Investment land, Taylor's fields, Goding lane, Riverside, Banwell, BS29 6AJ**

**By public auction £30,000**

An Investment plot of 0.72 Acres with Dual access from Taylor's field Wolverhill & Riverside Rd with potential for Horticultural/Smallholding/Equestrian use.





**DIRECTIONS**

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**METHOD OF SALE**

The property will be offered by Public Auction on the 25th July at 7pm at Mendip Springs Golf Club, Honey Hall Lane, Congresbury, BS49 5JT

**LOCAL AUTHORITY**

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

**THE SOLICITORS**

Solicitor DWS LEGAL 14-18 Friar Lane, Leicester, LE1 5RA 01162 999199

**AGENTS NOTE**

Special Conditions

- 1-Development clause 21 years 50% of any change of use Other than Agriculture & Equestrian
- 2- The purchaser to construct & maintain a new boundaries fence A-B-C
- 3- The purchaser to contribute £2,000 plus vat to vendors legal & Auction fees

**TENURE**

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

**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.

