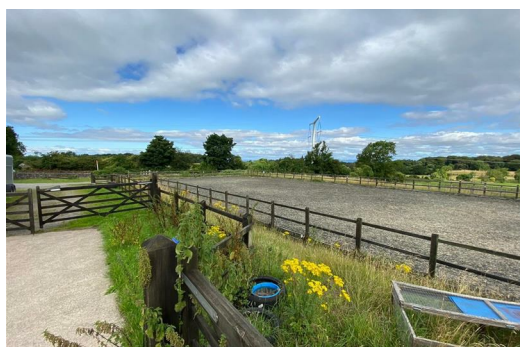




## Lot 3 Celtic Field Stables, Wraxall, Bristol, BS48 1PJ

**By auction £400,000**

An opportunity to purchase an Equestrian Facility situated within approx 11.85 acres opposite Cadbury Camp Lane.  
5 Timber Stables & 4 Blocked Stables within a large barn. 60m x 40m Rubber & Sand Menage Hardstanding for Vehicles & Trailers Mains Water & Electricity Welfare facility on site Secure Post and Rail fencing & Stone wall boundary.





**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**

W3W///rating.colleague.signal

**METHOD OF SALE**

The property will be offered for sale by public auction on Tuesday 26th September 2023 @ 7pm at Mendip Spring Golf Club - Honeyhall Lane, Congresbury, Bristol, North Somerset, BS49 5JT  
**IF NOT SOLD BEFORE**

**RIGHTS OF WAY**

There are no Rights of Way across the land

**AGENTS NOTE**

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

**LOCAL AUTHORITY**

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

**TENURE**

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

**THE SOLICITORS**

An auction pack can be downloaded at [www.nancekivellandpartners.co.uk](http://www.nancekivellandpartners.co.uk)

**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.

