



LOT 4- STABLES & LAND, ELM TREE FARM, Portbury, Bristol, BS20 7TF

By auction £300,000

An opportunity to purchase Stables and Land situated within 7.84 acres just off Sheepway with mains water and electricity.

4/5 block/timber stables. There is a welfare facility is on site.



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

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

LOCAL AUTHORITY

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

AGENTS NOTE

There is a development clause which expires 26th April 2030 & another with reference to Bristol city council.

Please note the remaining part of the title is part of a compulsory purchase order for landscaping purposes for the new Railway Line. Please contact the auctioneer for more details.

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

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.

Solicitors

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