



Land at Hazeldean Hill, Clutton, Bristol, BS39 5QG

By auction £40,000

INVESTMENT LAND AT HAZELDEAN HILL, CLUTTON, BS39 5DQ

GUIDE PRICE : A-£40,000 B-£80,000 C-£80,000

FOR AUCTION 26th MARCH 2024 at 19:00pm at Mendip Springs Golf Club, Honeyhall Lane, Congresbury BS49 5JT



DESCRIPTION

A rare opportunity to purchase as a whole or in three lots.

Lot A- Guide Price £40,000

1 acre of land with a derelict shed

Lot B- Guide Price £80,000

6.42 acres of land which has previously been used for agricultural purposes

Lot C- Guide Price £80,000

7.10 acres of land which has been used previously for the purposes of agriculture.

The land is bound by hedges and concrete posts with wire, gently undulating.

No services are connected to the land.

Shared access across the land if sold in 3 lots.

LOCATION

The city of Bristol is 14 miles to the north & the city of Bath is 11 miles distant. Bristol International Airport is 11 miles west. www.mavericks.cloak.handlebar

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 or Chloe Brown 07475 031835 . 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 a Right of Way across the land is a footpath, please see the map.

THE SOLICITORS

Beth Prince- Womble Bond Dickinson 3 Temple Back E, Bristol, BS1 6DZ, England

Beth.prince@wbd-uk.com

TENURE

Freehold with vacant possession

AGENTS NOTE

Will be offered as a whole first

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 for Lot A only full details from the solicitors.

Lot A- to fence adjoining pink boundary as shown on plan

The purchasers of Lot B will be require to construct the southern boundary between Lot A & B

Lot B- to fence adjoining Green Boundary as shown on the plan

The purchasers of Lot C will be required to construct the eastern boundary between Lot B & C and the western boundary.

Lot C- to fence the western boundary

IMPORTANT NOTICE

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