



Investment Land West Dundry Lane, Dundry, Bristol, BS41 8LL

By public auction £60,000

INVESTMENT LAND AT WEST DUNDRY LANE, DUNDRY, BRISTOL, BS41 8LL. An opportunity to purchase 4.47 acres or thereabouts of well-draining agricultural pastureland. Access is to the land via Oxleaze Lane Mains Water trough is connected to the land. FOR AUCTION Tuesday 14TH MAY 2024 at 19:00pm at Mendip Springs Golf Club, Honeyhall Lane, Congresbury BS49 5JT



DESCRIPTION

An opportunity to purchase 4.47 acres or thereabouts of well-draining agricultural pastureland. Access is to the land via Oxleaze Lane. Mains Water trough is connected to the land.

LOCATION

Only a short drive from the village of Dundry where there is a number of amenities.

The city of Bristol is 6 miles to the north. Bristol International Airport is 5 miles west .

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 are no rights of way crossing the property.

DIRECTIONS

W3W///wheels.donor.mash

LOCAL AUTHORITY

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

TENURE

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

THE SOLICITORS

TBC

AGENTS NOTE

There is a £2,000 plus VAT Buyers fee payable to the auctioneers upon completion. A development clause for 21 years 50% for any change of use other than agriculture or equestrian

IMPORTANT NOTICE

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(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

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