



**Lot 4 Bluebell Valley Land & Copse, Winterhead Hill, Shipham, Winscombe, BS25  
1RS  
By auction £275,000**

An opportunity to purchase 43.4 acres of valley grassland which benefits from private mains & stream water. The land is set in the valley and lends itself to wintering animals, the land is split into five different parcels by mature hedgerows. Situated just outside the village of Shipham on Shipham Hill, Winscombe Drove is an adapted bridleway which can be used by authorised vehicles.



#### 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

What 3 Words- <https://w3w.co/lashed.glow.sushi>

#### METHOD OF SALE

For Auction On Tuesday 9th May 2023 19:00 at Mendip Springs Golf Club, Honeyhall Lane, Congresbury, BS49 5JT

#### SERVICES

Mains Water (Metered via a shared private pipeline)

#### LOCAL AUTHORITY

Sedgemoor District Council (Somerset)

#### ENTITLEMENTS

Basic Payment Entitlements at Valuation

#### AGENTS NOTE

There is a £2,000 buyers fee plus VAT payable per lot at completion.

#### THE SOLICITORS

Vanessa Dawson- Berry Redmond Gordon & Penny, 10 Woodborough Road, Winscombe, Somerset BS25 1AA  
Vanessa.dawson@brgplaw.co.uk 01934 842811

#### 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 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.

