



LOTS 1 & 2 Land at Rattledown Farm, Upton Lane Nortwick, Dundry, Bristol, BS41 8NW
By auction £40,000

1.07 AND 4.47 ACRES OF LEVEL AGRICULTURAL PASTURE LAND SITUATED OFF NORTON LANE NR NORWICK, CLOSE TO SOUTH WEST BRISTOL FOR SALE BY PUBLIC AUCTION ON TUESDAY THE 9 MAY AT THE MENDIP SPRING GOLF CLUB BS49 5JT AUCTION GUIDE PRICES LOT 1 £40,000 LOT 2 £15,000



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.

AUCTION GUIDE PRICES

LOT 1 4.47 ACRES EDGED IN BLUE £40,000 LOT 2 1.07 ACRES EDGED IN PINK £15,000

DIRECTIONS

<https://what3words.com/income.barks.ended>

METHOD OF SALE

The property will be offered for sale by public auction on the 9th May 2023 @ 7pm at Mendip Spring Golf Club - Honeyhall Lane, Congresbury, Bristol, North Somerset, BS49 5JT (subject to an undisclosed reserve price)

LOT ONE EDGED IN BLUE

4.47 ACRES OF AGRICULTURAL PASTURE LAND

LOT TWO EDGED IN PINK

1.07 ACRES OF AGRICULTURAL PASTURE LAND

LOCAL AUTHORITY

<https://www.somerset.gov.uk/>

THE SOLICITORS

Neath Raisbeck Golding Law, St Brandon's House, 27-29 Great George Street, Bristol, BS1 5QT
irina.gorshkova@nrqlaw.co.uk 0117 317 9719

TENURE

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

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

AGENTS NOTE

There is a £2,000 buyers fee plus VAT payable per lot at completion. There is a 21 year 50% uplift clause should planning be gained for any use other than agricultural or equestrian use full details from the solicitors. The purchaser of Lot 2 to erect a new stock proof fence between the points A-C and maintain thereafter.

ENTITLEMENTS

These are available by separate negotiation.

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.

