



Land at Willow Paddocks, A39 New Road Kingwell, Farmborough, Bath, BA2 0BL

By auction £85,000

An opportunity to purchase 20.03 acres as whole or available in 3 separate lots:

- Area A 10.29 acres in GREEN Guide Price £85,000
- Area B 3.23 acres PINK Guide Price £45,000
- Area C 6.51 acres BLUE Guide Price £75,000

The land benefits from road side frontage of A39 New Road, Kingwell, Farmborough
If sold in lots each party will have access over the hatched area for the lotted areas.



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

W3W///scars.clinic.flipper

METHOD OF SALE

The property will be offered for sale by public auction on **TUESDAY 25TH JULY 2023 @ 7pm** at Mendip Spring Golf Club - Honeyhall Lane, Congresbury, Bristol, North Somerset, BS49 5JT

SERVICES

Mains water supply in the adjacent road. Lot C has an existing Mains water Connection.

RIGHTS OF WAY

There is public right of way across the land (NB: on the map in red)

LOCAL AUTHORITY

<https://beta.bathnes.gov.uk/>

AGENTS NOTE

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 full details from the solicitors.

LOTING

An opportunity to purchase 20.03 acres as whole or available in 3 separate lots:

- Area A 10.29 acres in GREEN
- Area B 3.23 acres PINK
- Area C 6.51 acres BLUE

MAPS & PLANS

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

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.

