



Garden Development Plots, Bristol Road, Churchill, Winscombe, BS25 5NL

AUCTION GUIDE PRICE £250,000

For Auction if not SOLD BEFORE on Tuesday 14th October 2025 for a 19:00pm start at Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5JT

An opportunity to purchase residential development plot with granted planning permission for 2 residential houses with gardens & parking spots.

Description:

A unique opportunity to purchase a Garden Residential Plot with granted planning application approval for two 3 bedroom detached plots.

Location:

The site is accessible off Bristol Road, Churchill

What 3 Words:

///ideal.endlessly.tractor

Right of Way:

The access way will be sold with the sale of the Garden Plots, but the Right of Way for all times and all purposes with the right to lay will be given to the owners of Elmfield Cottage, more can be discussed with the Solicitors.

Designation:

Planning permission - 24/P/0496/RM

Solicitors:

Hayley Turner- Bennetts Solicitors, Barleywood Stables, Long Lane, Wrington, BS40 5SA

Tenure:

Freehold with vacant possession

Local Authority:

North Somerset Council

Viewings:

Strictly and only by prior appointment through the Vendors Sole Agents Nancekivell & Partners Limited either Richard Nancekivell 07770 966372 or Chloe Brown 07475 031835.

Prior to making an appointment we strongly recommend that you discuss any queries you may have which are likely to affect your interest in the property in order that you do not make a wasted journey.

Agents Notes:

There is no uplift clauses.

There is a £2,000 plus VAT Buyers fee payable upon completion.

Important Notice:

Nancekivell & Partners, their clients and any joint agents give notice that
(1) They are not authorised to make or give any representation 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 in these particulars.

These particulars no for form part of any offer or contract and must not be relied upon as statements or representation of fact.

(2) Any areas, measurements or distances are all approximate. The text, photographs and plans are for guidance only and are not necessarily all comprehensive.

It should not be assumed that the property has all the necessary planning, building regulation or other consents and Nancekivell & Partners Limited have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

