



**Land at Duck Lane, Wick St Lawrence, Weston Super Mare, North
Somerset, BS22 7RR**

FOR SALE
GUIDE PRICE £90,000

A rare opportunity to acquire 5.92 acres of agricultural land, a single parcel of productive level pastureland nestled within the village of Wick St Lawrence.

Description:

A unique opportunity to purchase as a whole 5.92 acres (2.39 hectares or thereabouts of Agricultural pastureland, with private road frontage access. The land is bound by mature hedgerow and stock proof fencing.

Location:

The land is accessed via Duck Lane which is an adopted highway

What 3 Words:

///homecare.pizzas.sticking

Right of Way:

We are not aware of any rights of way that cross the land.

Solicitors:

Designation:

Mains Water
Electricity is available but not connected
National Grid Wayleave

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:

21 years 50% uplift clause for any change of use other than Agriculture or Equestrian.
There is a historical uplift clause which is still applicable, more details can be provided upon request.
There is a £2,000 plus VAT Buyers fee payable upon completion.

Important Notice:

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(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.
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