



5.90 Ac Investment Land, Bath Road, Langford, Bristol, BS40 5DL

By auction £90,000

INVESTMENT LAND AT BATH ROAD, LANGFORD, BS40 5DL

GUIDE PRICE : LOT A 4 Acres £60,000 - LOT B 1.9 Acres £40,000

FOR AUCTION TUESDAY 30TH JULY 2024 at 19:00pm at Mendip Springs Golf Club, Honeyhall Lane, Congresbury, BS49 5JT



DESCRIPTION

Investment land at Bath Road, comprising of 5.90 acres or there abouts being offered as a whole or 2 lots.

Lot A- 1.9 acres

Lot B- 4.00 acres

The land has been used previously for the purposes of agriculture and is laid to permanent pasture.

LOCATION

Off the A368

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 or Chloe Brown 07475 031835 . 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.

RIGHTS OF WAY

UPLIFT CLAUSE

There is a development clause for 21 years any other use other than Agriculture or Equestrian

DIRECTIONS

W3W///regard.reduce.soonest

LOCAL AUTHORITY

<https://n-somerset.gov.uk>

AGENTS NOTE

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

TENURE

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

THE SOLICITORS

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.
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