



## 2.31 Ac Strategic Investment Land, M5 J19 Portbury, Bristol, BS20 7XG

**By auction £100,000**

STRATEGIC INVESTMENT LAND AT PORTBURY, BRISTOL, BS20 7XG

FOR AUCTION TUESDAY 22nd OCTOBER 2024 at 19:00pm at Mendip Springs Golf Club, Honeyhall Lane,  
Congresbury, BS49 5JT





**DESCRIPTION**

A rare piece of investment land comprising of 2.31 acres or 0.93 hectares or thereabouts situated off J19 of M5.

The land has previously been used for the purposes of agriculture and equestrian, there is a shed onsite.

**LOCATION**

Situated off the M5 at Junction 19 with access on High Street Road.

**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**

There is a footpath which crosses the land.

**DIRECTIONS**

W3W:///uppermost.rooks.contoured

**METHOD OF SALE**

The property will be offered for sale by public auction on Tuesday 22nd October 2024 @ 7pm at Mendip Spring Golf Club - Honeyhall Lane, Congresbury, Bristol, North Somerset, BS49 5JT

**LOCAL AUTHORITY**

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

**THE SOLICITORS**

Bennetts Solicitor, Barleywood Stables, Long Lane, Wrington, BS40 5SA

**TENURE**

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

**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.

**AGENTS NOTE**

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

**UPLIFT CLAUSE**

There is a 21 year uplift clause of 50% for any change of use.

