



Offers over £55,000 Freehold

Approx 0.9 acres
Westerleigh Hill
Westerleigh
BS37 8RD

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Offers in excess of £55,000 Freehold

Description

A versatile parcel of land located in a rural position on a quiet no through road.

The land is in an elevated position with views over the adjoining countryside and is very gently sloping in aspect. Close to the eastern boundary is a good sized, spring fed pond which has been used as a watering point for livestock but could make a fantastic wildlife and conservation area.

The land is enclosed in part by substantial mature hedges and as it is currently part of a larger field, the buyer will be responsible for fencing the new boundary, as marked A to B on the site plan. Access is via a shared entrance track leading from Westerleigh Hill.

The land extends to approximately 0.9 acres and, subject to gaining any of the necessary consents, would be ideally suited for use a small holding, conversation project or amenity space.

Services

There are no services connected to the land and potential buyers must rely on their own enquiries with regard to the location of any services and making a connection into them. The vendors would like to retain the right to use the spring water supply to feed a water trough close to point B

Rights of way

There are no public footpaths that cross the land.

Uplift Clause

The land will be sold subject to an uplift clause of 30% to last for a period of 25 years to be triggered by consent granted for residential use.

Viewing

The land can be viewed at any reasonable time on foot. Please be aware of livestock, leave gates as they were found and no dogs to be taken on viewings. Please be considerate to the neighbours when parking.

What3words: speaker.astounded.spits



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