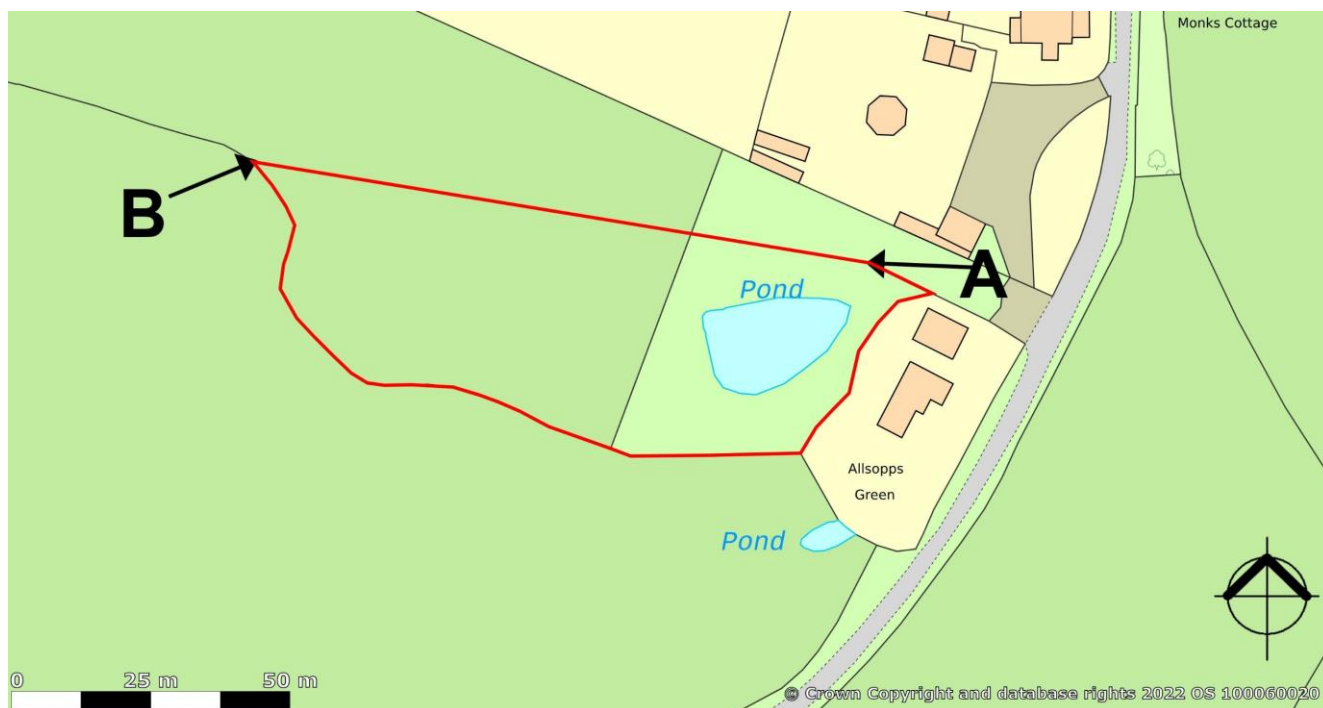


Approx 0.9 acres  
Westerleigh Hill,  
Westerleigh, BS37 8RD

COOPER  
AND  
TANNER



**Offers over £55,000 Freehold**

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For sale by Informal Tender  
Offers to be received by Midday  
Wednesday 3<sup>rd</sup> August 2022

# Approx 0.9 acres Westerleigh Hill Westerleigh BS37 8RD

## 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.

### Sale procedure

The land will be sold by Informal Tender, the details of which are enclosed with these details. Offers are to be received in writing by Wednesday 3<sup>rd</sup> August 12 noon. Addressed to Hannah Pole, Cooper and Tanner, 6 The Bridge, Frome, BA11 1AR. They can be hand delivered, emailed or posted. Please note that the vendor is not bound to take the highest offer, or indeed any offer received and all offers will be considered together on the deadline date with parties contacted shortly afterwards.



FROME OFFICE  
Telephone 01373 455060  
6 The Bridge, Frome, Somerset, BA11 1AR  
[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

COOPER  
AND  
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

