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22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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LOT - Wentwood Nurseries, Ram Hill, Coalpit Heath, Bristol, BS36 2TZ

For auction Guide Price £125,000 +

An opportunity to purchase a freehold parcel of land measuring approximately 1.75 acres, situated in a semi-rural location in Coalpit Heath. The land was previously used as a market garden and as such, contains 3 large greenhouses, a mobile home unit and a brick agricultural storage building. The site offers a variety of uses, subject to consents.



LOT - Wentwood Nurseries, Ram Hill, Coalpit Heath, Bristol, BS36 2TZ

FOR SALE BY AUCTION

This property is due to be auctioned on the 26th November 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

A 1.75 ACRE PARCEL OF SEMI-RURAL LAND IN COALPIT HEATH.

DESCRIPTION

A parcel of agricultural land measuring approximately 1.75 acres that may offer long-term development potential, subject to consents. The site benefits from vehicular access from Ram Hill and is currently occupied by a mobile home unit, a brick storage building and 3 large green houses.

LOCATION

The land is situated on Ram Hill close to the village of Coalpit Heath. Yate is approximately 1.5 miles to the North East and Bristol is approximately 7 miles to the South West.

ACCOMODATION

The aerial plan is provided for indicative purposes only and should not be relied upon. We recommend all interested parties refer to the legal pack to confirm boundaries.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

SOLICITOR

TBC

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY BIDDING

If you are unable to attend the auction then you can submit a proxy bid. This will authorise a representative of Maggs & Allen to bid on your behalf up to a pre-set amount. The proxy bidding form is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and 2 cheques (one for the 10% deposit and one for the buyer's premium of £1,200 inc VAT) is required by the auction department no later than 4pm on the day of the auction.

ATTENDING THE AUCTION

If you are intending to bid and are successful, the following will be required:

* Proof of identity (valid passport or photo driving licence).



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

