

The logo consists of the lowercase letters 'gth' in a white serif font, centered within a solid red rectangular background.

Land at Clevedon, North Somerset

21.82 acres (8.832 ha) of pasture
land at Clevedon Lane, Clevedon,
North Somerset

LOT 2 Guide Price £95,000

LOT 3 Guide Price £95,000

DESCRIPTION

A rare opportunity to purchase land comprising both permanent pasture and woodland in North Somerset within easy reach of the M5 motorway and Bristol which can be further detailed below:

Lot 2: 10.50 acres (4.25 ha) of pasture land at Clevedon Lane, Clevedon, North Somerset (as outlined green)

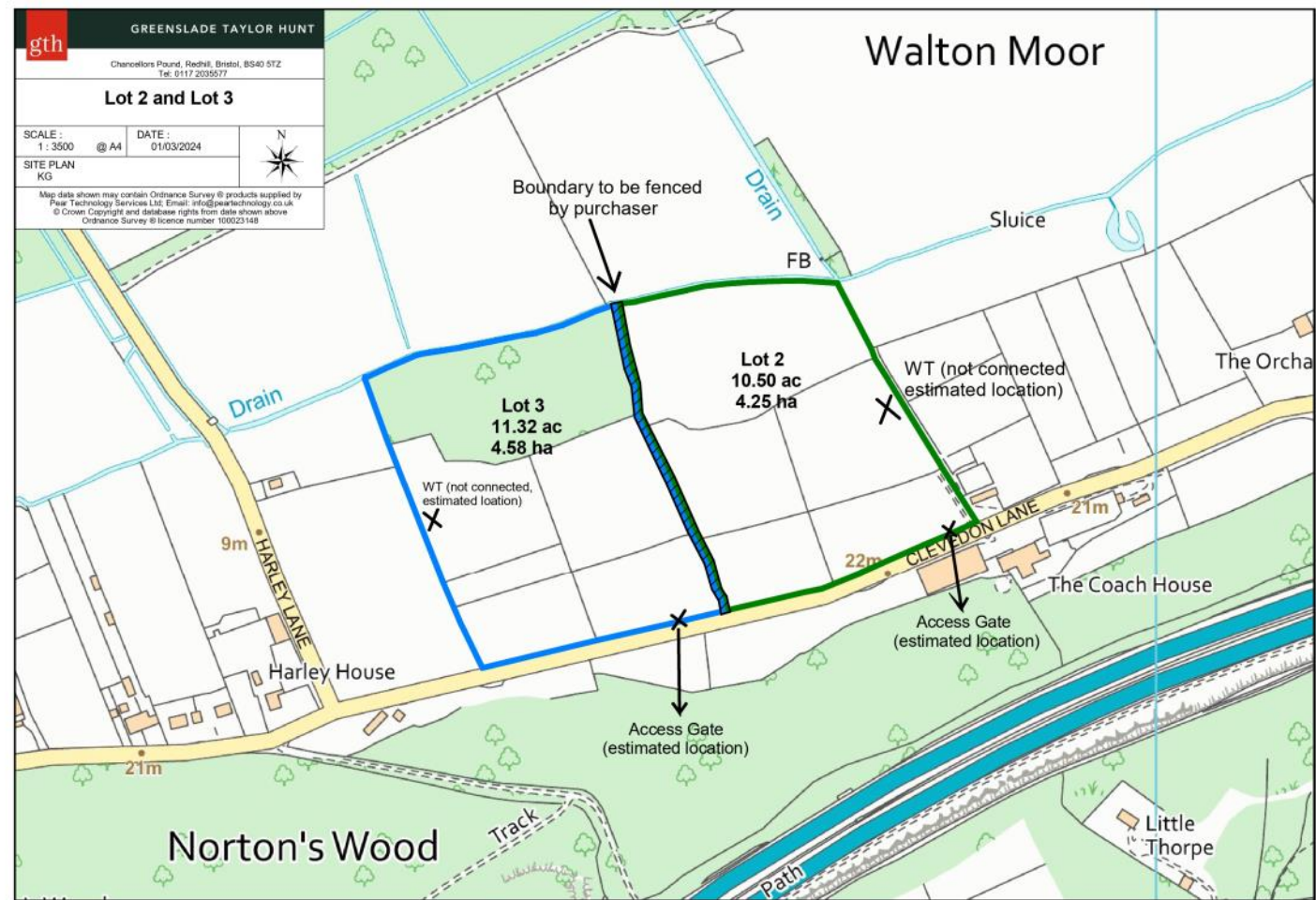
Two parcels of level permanent pasture land benefitting from direct road access to Clevedon Lane extending in total to approximately 10.50 acres (4.25 ha). The land is bordered by mature hedgerow boundaries. Please note, the electric fencing to the perimeter of the land will be removed prior to the sale.

Lot 3: 11.32 acres (4.58 ha) of pasture land at Clevedon Lane, Clevedon, North Somerset (as outlined blue)

Two parcels of level permanent pasture land with an area of copse benefitting from direct road access to Clevedon Lane extending in total to approximately 11.32 acres (4.58 ha). Please note, the electric fencing to the perimeter of the land will be removed prior to the sale.

DIRECTIONS

From Clevedon, proceed east on Nortons Wood Lane off the B3124. Continue for approximately 1.5 miles where the



entrance to each Lot will be on the left as demarked by 'For Sale' boards.

METHOD OF SALE

The property is being offered for sale by Private Treaty.

CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

TENURE AND POSSESSION

Both lots are sold as freehold with the benefit of full vacant possession.

LOTING

It is anticipated that the property will be offered as lotted, but the Vendor reserves the right to sell the property as a whole or in lots privately or to amalgamate, withdraw, sub-divide, alter, add to or amend any lot or any part prior to the sale. No responsibility can be accepted for any expenses incurred by intending purchasers inspecting properties which have been sold, let or withdrawn.

SERVICES & OUTGOINGS

No mains services connected.

STATUTORY DESIGNATIONS

The northernmost parcels of **Lots 2 & 3** are situated within Court Hill Site of Special Scientific Interest (SSSI) which may restrict some uses of the land.

TOWN AND COUNTRY PLANNING

The land, notwithstanding any description contained in these particulars is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

DEVELOPMENT CLAWBACK

The land is being sold free of any development clawback provision.

HEALTH AND SAFETY

Our Health and Safety policy requires that all interested parties undertaking viewings, if accompanied by a member of GTH staff, must wear their own Personal Protective Equipment (PPE). If interested parties do not adhere to our policy and view the property unaccompanied (or without PPE) then they do so at their own risk, and we/the seller cannot be held liable for any personal injury or claim for compensation.

WHAT.3.WORDS

For the exact location of **Lot 2** download the app and enter **///prompts.treaty.assembles**

For the exact location of **Lot 3** download the app and enter **///directive.offshore.balloons**

BASIC PAYMENT SCHEME

The land has previously been claimed for Basic Payment Scheme purposes and the seller will retain all de-linked payments from 2024 onwards.

ENVIRONMENTAL MANAGEMENT SCHEMES

The land is not subject to any environmental management schemes as far as we are aware.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

There are overhead power lines traversing **Lots 2 & 3** which we understand are subject to annual wayleave payments.

The property is sold and so far as required by the Vendors will be conveyed subject to all easements, quasi-easements, privileges and advantages (whether way of water, drainage, light or laying and maintaining water and other pipes or mains of any nature whatsoever) for the benefit of any other property as the owner, tenants or occupiers thereof now or have been accustomed to use, enjoy or exercise. The property is sold subject to all easements and wayleaves of telegraph and telephone poles and stays and wires, and electric pylons, pipes (whether poles and cables, water, gas and other referred to in these Particulars or not) at present erected on and passing over or under the property, and subject to the Agreements affecting the same (if any) and to the Town and Country Planning Scheme, or County, Local Authority or any other statutory body affecting the same.

AGENTS NOTE

There are water troughs placed on the land, however these are not connected to the mains services. The troughs on Lot 2 & Lot 3 are not included in the sale.

We understand the land forming Lots 2 and 3 are subject to a restrictive covenant that no change of use can take place on the land for anything other than agricultural use. However, this is a historic covenant and the purchaser(s) will be responsible for taking their own legal advice in this matter. Full details are included within the auction pack.

In the event that the purchaser(s) of Lots 2 and 3 are different, the purchaser of Lot 2 will be required to erect a stockproof fence along the boundary between Lots 2 and 3 within 6 months of completion which will comprise two strands of wire and sheep netting.

5th Edition: 21.10.2024

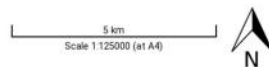
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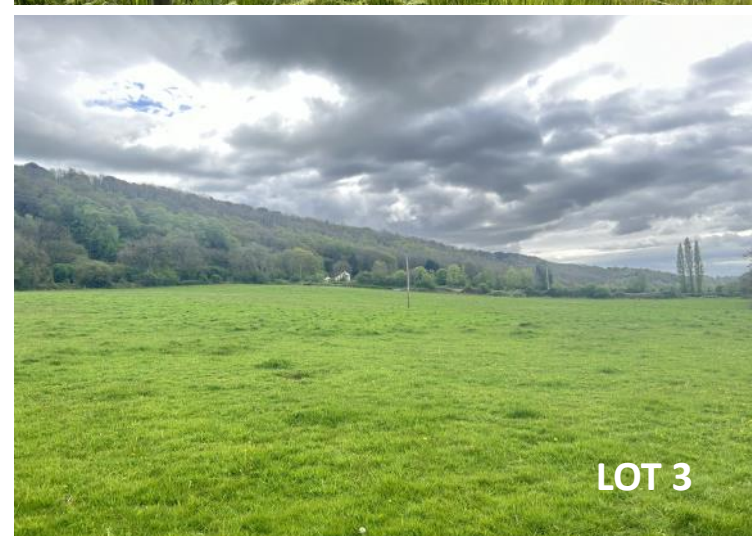
Land App



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LOT 3



LOT 3



LOT 2