

MELFORT

STRATEGIC LAND



Land off Weston Farm Road and The Weal, Weston, Bath, BA1 4EY

28.9 acres (11.73 Hectares)

The land is located on the Southern slopes of Lansdown elevated above Weston providing far reaching views over the City and beyond.

Comprising of four enclosed fields currently used for grazing. With direct road access with a number of potential uses subject to the relevant consents.

Price Guide £750,000

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Melfort Strategic Land Limited Redland House 157 Redland Road Redland Bristol BS6 6YE

Access: Via a five-bar wooden gate from Weston Farm Road.

Tenure and Possession: Freehold with vacant possession.

Method of Sale: Private Treaty.

Overage: Due to the location of the land, it will be sold subject to a development overage clause. This clause will allow an uplift of 50% for any use other than agricultural and/or equestrian purposes.

Rights of Way: A public footpath with an access from The Weal runs North across land.

Boundaries: Neither the Vendor nor their agents shall be bound to define the ownership of any of the boundaries.

Services: There is a water supply on the land. There is also a spring and small brook which runs through the land.

Local Authority: BANES

Fees: Please note that a fee of 2.5% plus VAT will be payable by the buyer on the completed purchase.

Viewing: Please contact Melfort Strategic Land to arrange a viewing

Cameron Gray 07876 1975222 **Jeremy Pym** 07968 772751

IMPORTANT NOTICE. For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey on the property.

