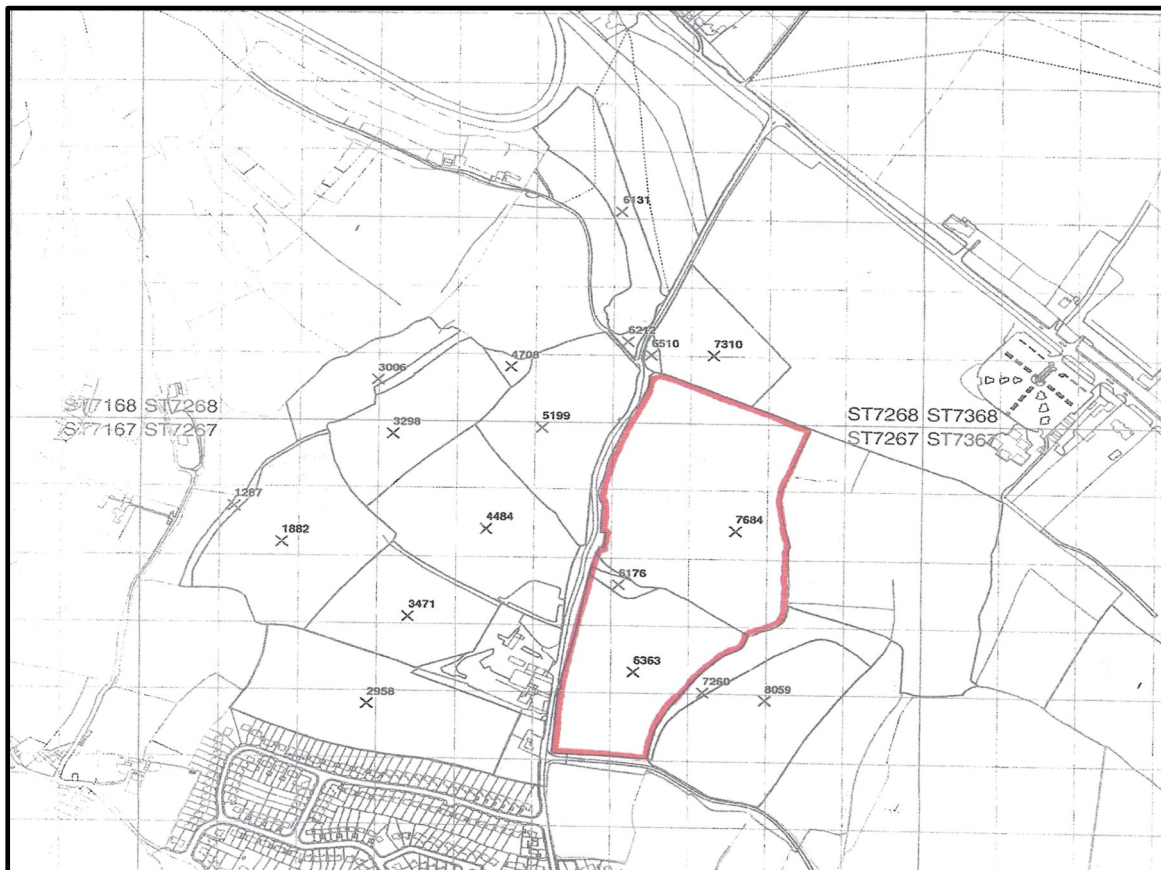


Morris & Co

CHARTERED SURVEYORS, LAND & PROPERTY CONSULTANTS

LAND AT LANSDOWN LANE, UPPER WESTON, BATH BA1 4NA



PASTURE LAND WITH ROAD FRONTAGE
EXTENDING TO APPROXIMATELY 27.50 ACRES (11.20 HECTARES)

GUIDE PRICE £10,000/ACRE

9 Chapel Row, Queen Square, Bath BA1 1HN Tel: 01225 446644
Email: info@morrisandco.uk www.morrisandco.co.uk



27.50 ACRES (11.20 HECTARES) AT LANSDOWN LANE, BATH

DESCRIPTION

The land is shown on the plan with the boundary edged red. The land is mainly permanent pasture with some rough grazing and is sloping offering far reaching views particularly from the Northern enclosure.

There are two separate field gate parts to the land providing direct access to Lansdown Lane.

LOCATION

The land is located on the Southern slopes of Lansdown being on the fringe of Upper Weston being a generally residential suburb of the city of Bath. A wide range of local shops and amenities are available in Weston village being approximately one mile away.

SERVICES

Spring water supply.

TENURE & POSSESSION

The land is offered for sale freehold with vacant possession on completion.

PLANNING

Prospective purchasers are advised to make their own enquiries with the local planning authority, Bath & North East Somerset Council.



WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to all rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

DEVELOPMENT UPLIFT

The land will be sold with a development uplift clause for a period of 21 years from the completion of the sale. The Vendor will be entitled to 50% of the enhanced value of the land if planning permission for residential, commercial or leisure use is obtained. Any agricultural or equestrian use will not trigger the uplift clause.

LOTTING

Although the land is offered for sale as a whole, offers may be considered for individual fields.

LOCAL AUTHORITY & WATER COMPANY

BANES Council
Lewis House
Manvers Street
Bath
BA1 1JG

Wessex Water
Claverton Down
Bath
BA2 7WW

VIEWING

The land can be viewed at any reasonable time during daylight hours on foot. Please take a copy of these sales details with you and ensure all field gates are kept closed as there may be stock on the land. Please note there are steeply sloping and uneven areas in the upper field and any inspection undertaken is strictly at the applicants own risk.

IMPORTANT NOTICE

These particulars have been prepared in good faith to give a fair description of the land. Reference to the Tenure of the property is based on information provided by the Seller. The Agents have not inspected the Title documents and are therefore not able to provide any verification in this regard.