

LAND AT COXLEY



LAND TO THE REAR OF BURRIDGE CLOSE, COXLEY, WELLS, SOMERSET

Wells 2 miles • Bristol 22 miles • Bath 21 miles • Glastonbury 4 miles *Guide Price £50,000 - £60,000*

An unusual opportunity to purchase an area of amenity land on the outskirts of a popular village

For sale by informal tender – deadline 12 noon Friday 14th October 2016

DESCRIPTION

The property provides an unusual opportunity to purchase an area of amenity land on the outskirts of Coxley. It comprises of a level enclosure of land extending to approximately 0.27 hectares.

The land is currently overgrown and there are three disused portacabins sited on the property and it is believed that these were previously used for storage. It is understood that these do not however benefit from planning consent.

It is believed that the property may be suitable for an amenity use or offer future development potential, subject to any necessary consent.

The planning history of the site can be viewed on Mendip District Council's website or more information can be obtained from the agent.

TENURE

The freehold is being sold with vacant possession on completion.

The property is being sold by informal tender, unless sold prior, and tender forms must be received by 12 noon Friday 14th October 2016 at Killens, 10 Sadler Street, Wells, BA5 2SE. Envelopes should be marked 'Land at Coxley'. Tender forms are available from the agent and attached to the rear of these details.

RIGHTS OF WAY, COVENANTS & OTHER SIMILAR MATTERS

Other than this there are no known rights of way or restrictive covenants affecting the property however the land is being sold subject to any rights that may exist.

SERVICES

Prospective purchasers should rely on their own inspection and satisfy themselves regarding the location and capacity of any services.

LOCAL AND PUBLIC AUTHORITIES

Somerset County Council –	Tel: 0845 345 9166
Western Power –	Tel: 0845 601 2989
Mendip District Council -	Tel: 0300 3038588

VENDORS SOLICITORS DETAILS

TBC

SITUATION

The property is situated on the western fringes of the village of which is situated between Glastonbury and Wells. Mainline rail services to London Paddington are available from Castle Cary which is 12 miles away.

DIRECTIONS

Travelling from Wells head towards Glastonbury on the Glastonbury Road and you will pass through Coxley. Just before you leave the village turn right (bedside Sense hair and beauty salon) onto Burrige Close and the property will be found immediately ahead.

VIEWING

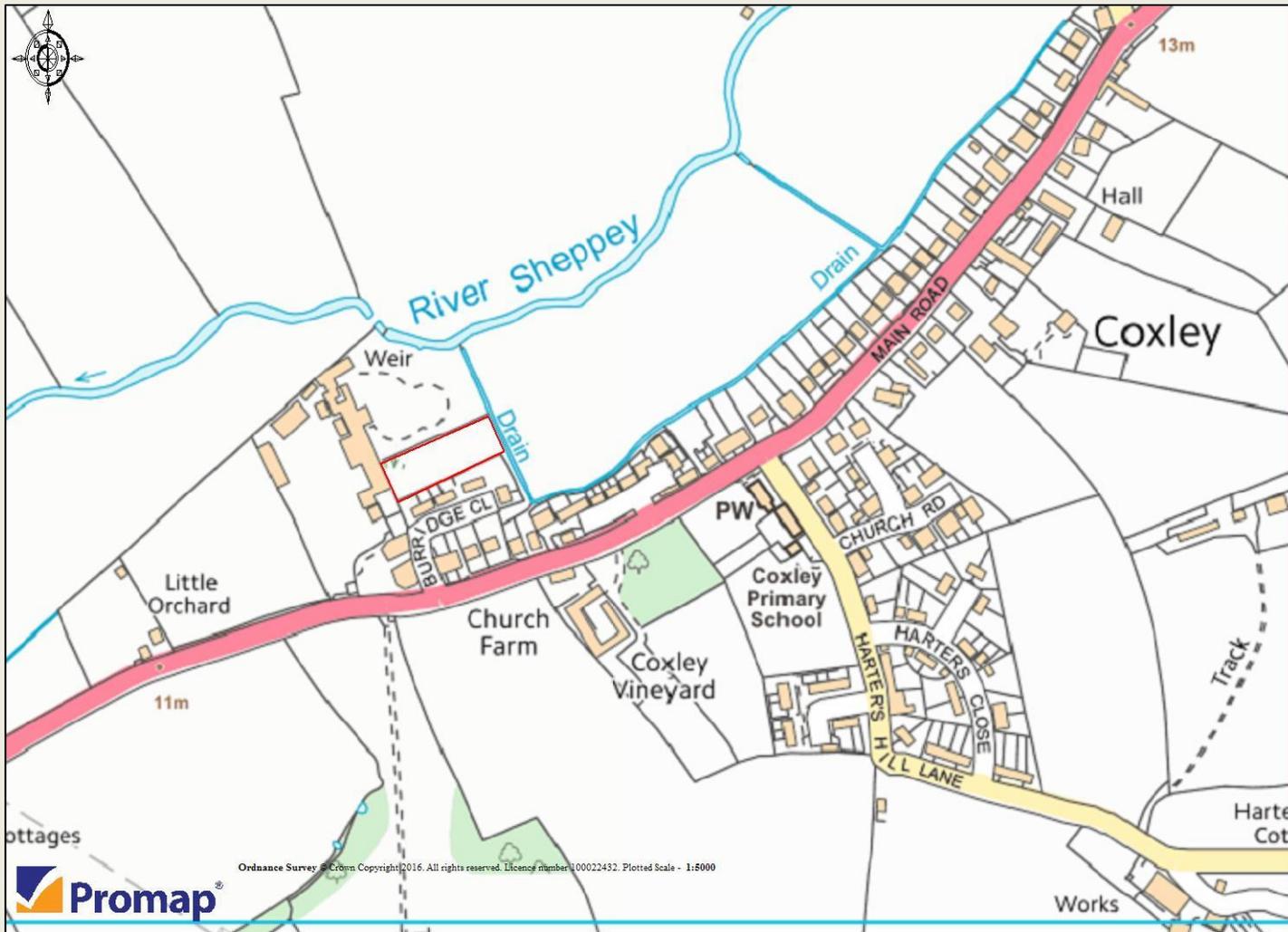
Viewing at any daylight hour with a set of the particulars or by appointment with the vendors' agents. Killens, 10 Sadler Street, Wells, BA5 2SE – 01749 671172.

30/08/16 Important Notice:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Killens have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





5 South Parade, Chew Magna, Bristol, BS40 8SH
 Telephone: 01275 333993
 Email: chewmagna@killens.org.uk

The Cake House, Upper Lodge Farm, Ston Easton, BA3 4DH
 Telephone: 01761 241127
 Email: office@killens.org.uk

10 Sadler Street, Wells, Somerset, BA5 2SE
 Telephone: 01749 671172
 Email: wells@killens.org.uk



www.killens.org.uk



**Land at Coxley
Purchase Tender Form**



Subject to Contract

Name

Address

.....
.....
.....

Telephone

Solicitors Details
(If known)

**I/We wish to offer to purchase the property known as Land at Dean
for the amount as stated below.**

The sum of £.....

Without conditions (please tick this box if you are making an unconditional offer)

Subject to the following conditions

.....
.....
.....

Additional Information/Comments

Signed **Dated**.....

To be returned to Killens, 10 Sadler Street, Wells, BA5 2SE (tel: 01749 671172)
By 12 noon Friday 14th October 2016