



DAVID PLAISTER
PROPERTY AGENTS · SALES & LETTINGS · AUCTIONEERS

**Land Known as South Hill Land, Located to the
South of Shiplate Road**

Bleadon, North Somerset, BS24 0BD

£120,000 (Including VAT)

Accessed from Shiplate Road; A unique and rare opportunity to acquire circa 24.18 Acres of agricultural pastureland and copse (woodland) in the village of Bleadon. Offered with vacant possession, and sold with the benefit of no onward chain the land offers spectacular views over rolling countryside. Public footpaths run through land and the vehicular access is shared. The land has one water supply located on the Eastern boundary. Furthermore, the land may have equestrian potential (subject to change of use).



- **Circa 24.18 Acres of agricultural pastureland and copse (woodland)**
- **Located in the most sought-after village of Bleadon in Somerset**
- **Spectacular views over rolling countryside**
- **May have equestrian potential subject to change of use**
- **Within reach of local shops, amenities and transport links**
- **Please note the sale price includes VAT (Value Added Tax)**

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MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.