



Development Plot 3 at Broad Brent, Burnham - On- Sea, TA8 2PX

GUIDE PRICE £125,000

Auction on Tuesday 13th May 2025- 19:00pm at Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS48 5TJ
If not Sold before

Description

A unique opportunity to purchase Plot 3 edged in Green which has

obtained planning permission.

A 3 bedroom detached residential dwelling with associated garage, the off road parking and large garden totalling 1,230 square feet.

Mains water and mains electricity are connected to the site. There is a mains sewer which traverses the site.

Location

The development is situated on the north-eastern side of Burnham-on-Sea, Brent Broad Farm is located on the outskirts of the town which is approximately 11 miles south of Weston-Super-Mare.

Highbridge railway station is 3.5 miles distance.

Junction 22 of the M5 motorway is 3 miles southeast.

Tenure

Freehold with Vacant Possession

What 3 Words

///fizzle.shudders.estimated



Designations

As shown in orange on the plan Plot 3 grants access for Plot 2 for Rights of Way at any time for any purposes.

Local Authority

<https://www.somerset.gov.uk>

Method of Sale

The property will be offered by public auction on Tuesday 13th May 2025 for a 19:00pm at Mendip Spring Golf Club - Honeyhall Lane, Congresbury, Bristol, North Somerset, BS49 5JT if **NOT** sold before

Agents Notes

Buyers Contribution Fee of £2,000 plus VAT

Viewings

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Richard Nancekivell on 07770 966372 or Chloe Brown 07475 031835 .

Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



Important Notice

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