



OFFERS IN EXCESS OF

**Offers in Excess Of £25,000**

**New Road**

Rangeworthy, BS37 7QH

HOBBS  
PROPERTY AGENTS

### PROPERTY SUMMARY

A private Estate Road benefiting from an Electric Gated entrance off New Road, Rangeworthy. The Estate Road provides access to a private Estate known as 1,2 & 3 The Firs.

Rights benefiting the Estate are documented, together with obligations relating to maintenance of the Estate Road - further information available from the Selling Agent.

The Estate Road may offer strategic value (subject to planning) as a potential access route to adjoining land to the south and south east. Situated in a desirable semi-rural location in Rangeworthy, Bristol, this represents a rare opportunity for neighbouring property owners, developers and investors.

The purchaser will be required, upon acceptance of their offer, to sign a Reservation Agreement and pay a non-refundable reservation fee of 10%, which shall act as a deposit towards the purchase price.









## LOCAL AUTHORITY

## TENURE

Freehold

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                           |                            |                                                                                     |
|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                           |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                     |
| (92 plus) <b>A</b>                                 |                            |                                                                                     |
| (81-91) <b>B</b>                                   |                            |                                                                                     |
| (69-80) <b>C</b>                                   |                            |                                                                                     |
| (55-68) <b>D</b>                                   |                            |                                                                                     |
| (39-54) <b>E</b>                                   |                            |                                                                                     |
| (21-38) <b>F</b>                                   |                            |                                                                                     |
| (1-20) <b>G</b>                                    |                            |                                                                                     |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                     |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE DETAILS

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