

estate agents **auctioneers**



Crickback Cottage Crickback Lane, Chew Magna, Bristol, BS40 8ST
Guide Price £195,000

Hollis Morgan – A Freehold DERELICT STONE 2 BED COTTAGE in 0.52 ACRE MATURE PLOT on the RIVER CHEW on edge of the VILLAGE.

- FREEHOLD
- OPPORTUNITY
- 0.52 ACRE PLOT
- RIVERSIDE LOCATON
- HUGE POTENTIAL
- DERELICT COTTAGE
- MATURE GARDENS
- CLSOE TO CHEW MAGNA VILLAGE
- SUBJECT TO PLANNING

THE PROPERTY

ADDRESS | Crickback Cottage, Crickback Lane, Chew Magna, Somerset BS40 8ST

Crickback cottage occupies a unique location alongside the River Chew on a mature 0.52 acre plot. The property is accessed via pedestrian access only on a public footpath from the High Street (adjacent to Number 26 High Street) or from Dumpers Lane with a magical approach over the river via a charming stone bridge.

The property is derelict and has not been occupied for many years and is not accessible for viewings.

We have not inspected internally but we are informed the accommodation comprises a reception room and 'kitchen' on the ground floor with 2 bedrooms and a cloakroom on the first floor.

Services - Mains Water | Mains Electric | Private Drainage (Cess Pit)

Sold with vacant possession

Tenure - Freehold

Council Tax - A

THE OPPORTUNITY

DERELICT COTTAGE | UNIQUE OPPORTUNITY

The property is derelict but offers huge potential for a unique home on the edge of this hugely sought after village.

There is scope to extend the cottage and increase the footprint / accommodation.

Please note some building materials including stone and tiles are on site and included in the sale.

HISTORIC PLANNING

We understand planning permission (WC 722/) was granted 12th April 1976 | Extension and alterations to the cottage.

We are informed works may have begun but interested parties must make their own investigations for this consent and any permitted development rights.

*All above subject to gaining the necessary consents.

LOCATION

The village of Chew Magna has an excellent range of local shops including a general store, a coffee shop, a deli, a post office, gift shops, and pharmacy. There are also three public houses nearby all of which are very popular eating pubs and a well thought of seafood restaurant. The village's situation in the Chew Valley offers commuters excellent access to the regional centre of Bristol which is 8 miles to the north and the Heritage City of Bath which is 14 miles is to the east. The Cathedral City of Wells, which offers further facilities, is 14 miles to the south. The Chew Valley and Blagdon lakes are close by, notable for their fishing, birdlife, sailing and nature study amenities. A visit to Salt and Malt at Chew Valley Lake is highly recommended, as this modern tearoom/fish and chip restaurant is owned by the same family as The Pony and Trap. The Mendip hills, well known for their limestone features, provide a wide range of informal leisure opportunities

What3words:

Site: ///character.firelight.enhancement

Dumpers Lane Access: ///easily.scorpions.stoops

High Street Access: ///resist.regulates.mobile

PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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