



**Building Sites, Brent Broad, Burnham-On-Sea, TA8 2PX**

**By auction £200,000**

BUILDING PLOTS AT BRENT ROAD FARM, BURNHAM ON SEA, TA8 2PX

GUIDE PRICE : £200,000 As a Whole or in Two plots.

FOR AUCTION TUESDAY 30TH JULY 2024 at 19:00pm at Mendip Springs Golf Club, Honeyhall Lane,  
Congresbury, BS49 5JT



**DESCRIPTION**

A unique opportunity to purchase two building plots which have obtained planning permission.

Plot 2 & 3 are 3 bedroom detached residential dwellings with associated garages, the off road parking and large gardens both plots total 1,230 square feet.

Mains water and mains electricity that once served the site have now been disconnected. 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.

**VIEWING**

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.

**DESIGNATIONS**

A sewer pipe is known to cross the site, Brent Broad is not an adopted highway.

**DIRECTIONS**

W3W///fizzle.shudders.estimated

**METHOD OF SALE**

The property will be offered for sale by public auction on Tuesday 30th July 2024 @ 7pm at Mendip Spring Golf Club - Honeyhall Lane, Congresbury, Bristol, North Somerset, BS49 5JT

**LOCAL AUTHORITY**

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

**TENURE**

The property is freehold and will be offered for sale with vacant possession.

**IMPORTANT NOTICE**

Nancekivell & Co, their clients and any joint agents give notice that:

(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 representations of fact.  
 (2) Any areas, measurement or distances are approximate. The text, photographs and 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 Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**AGENTS NOTE**

There is a £2,000 plus VAT Buyers fee payable to the auctioneers upon completion.

