

STEPHEN & CO.
Auctions
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**ESTATE AGENTS
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BLOCK MANAGEMENT**
Established 1928



**LAND ADJOINING, 60, ASHBURY DRIVE
WESTON SUPER MARE, BS22 9QL
FOR SALE BY PUBLIC AUCTION**

For Sale By Public Auction (subject to Reserve, Conditions of Sale and unless sold meanwhile) at Rookery Manor, Edingworth Road, Edingworth, Weston-super-Mare, BS24 0JB on Wednesday 15th July 2026 at 7:00pm

Guide Price: £15,000/£25,000

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

All purchasers will be required to pay the Auctioneers an administration fee of £900 including VAT and produce two forms of identification. Further fees may be applicable and will be included in the Auction Pack

NB. Deposits can only be paid by Personal Cheque or Bank Transfer

13 Waterloo Street, Weston super Mare, BS23 1LA

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Rare opportunity to acquire a parcel of land located in an established residential area on Milton Hillside. The land would suit continued use as an area of garden or there is potential for development (subject to obtaining an necessary consents). Interested parties must make their own enquiries regarding development potential.

The land extends to approximately 1,734 sq ft (161 sq m)

Plans are provided for identification purposes only and are not to scale

Tenure:

Freehold

Conditions of Sale:

From the Solicitors:-

Powells

7-13 Oxford Street

Weston super Mare

BS23 1TE

Ref James King

01934 623501

jking@powellslaw.com

Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

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.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

