



Land at Perry Lake Lane Wookey, Wells, Somerset

FOR SALE BY INFORMAL TENDER

Tenders to be submitted by Friday 5th August 2022 at 12pm

A former orchard and paddock

Extending to approximately 1.80 acres

Charming parcel of land

Rural location and away from main roads

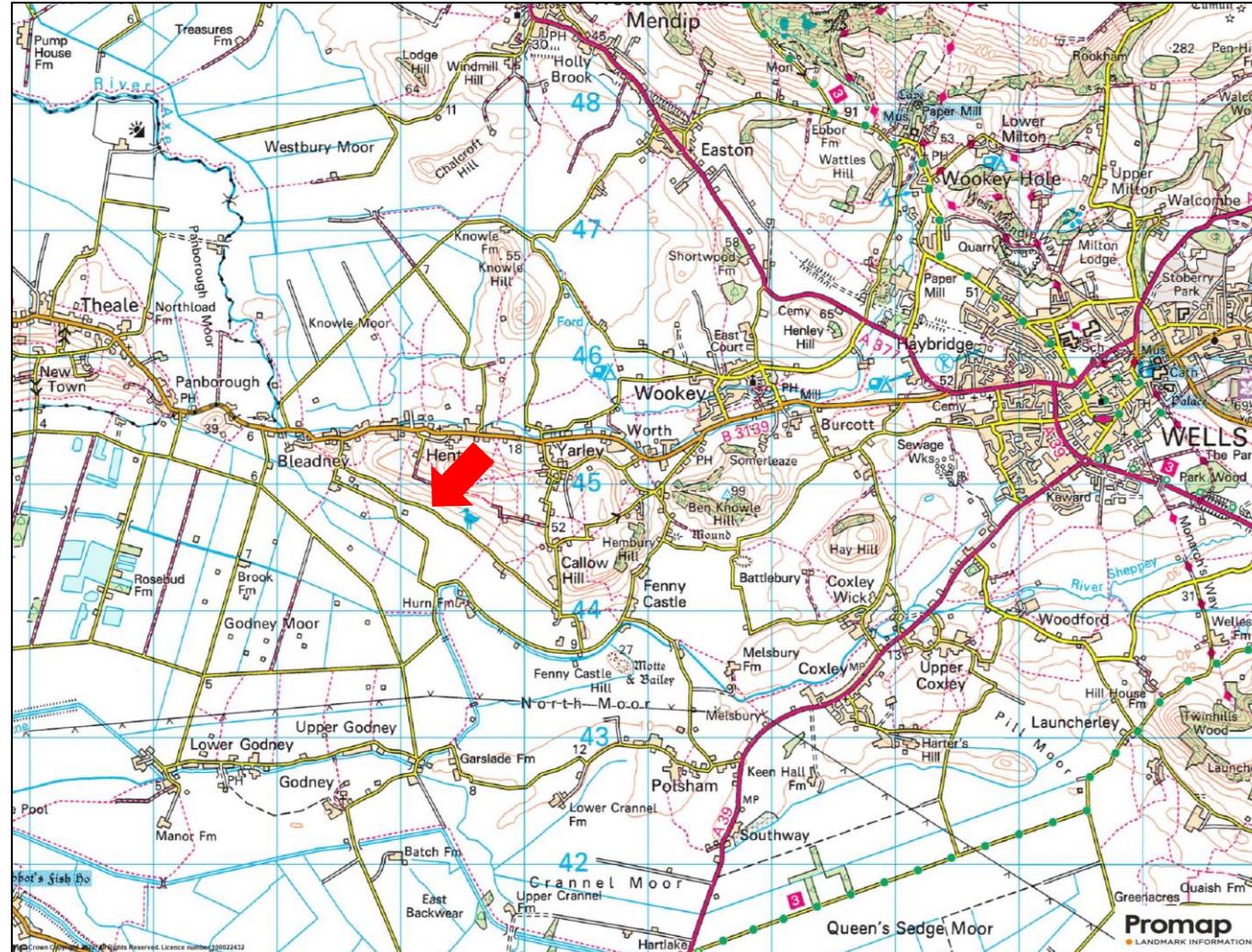
Close to Wells and Wedmore

For Sale as one lot

Guide £40,000 – 50,000

Killens
10 Sadler Street, Wells
Somerset BA5 2SE
Tel: 01761 671172





Description.

A paddock/former orchard enjoying a southerly aspect and from which extensive views across the Somerset Levels can be enjoyed. Bound by fences and hedges, it is sloping and is classified as Grade 3 and the soils comprise productive clayey loams.

Services.

No services are connected but are believed to be available in the locality.

Designations.

The property is within the Somerset Levels and Moors Surface RAMSAR Risk Area but is not affected by any land designations such as being within an Area of Outstanding Natural Beauty.

Tenure.

Freehold with vacant possession.

Boundaries.

The ownership of the boundaries are in accordance with the custom of the country. The purchaser shall have full knowledge of the boundaries.

Lotting.

The property will be offered as shown but the vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

Viewings.

Inspection without appointment possible subject to normal courtesies and ensuring gates etc are closed. Otherwise, by appointment with the selling agents, Killens Tel: 01749 671172 or tom@killens.org.uk

Local Authorities.

Somerset County Council Tel: 0300 123 2224
Mendip District Council Tel: 0300 303 8588

Rights of Way, Easements etc.

The land is not affected by footpaths or by any other similar matters. The property is sold however subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not.

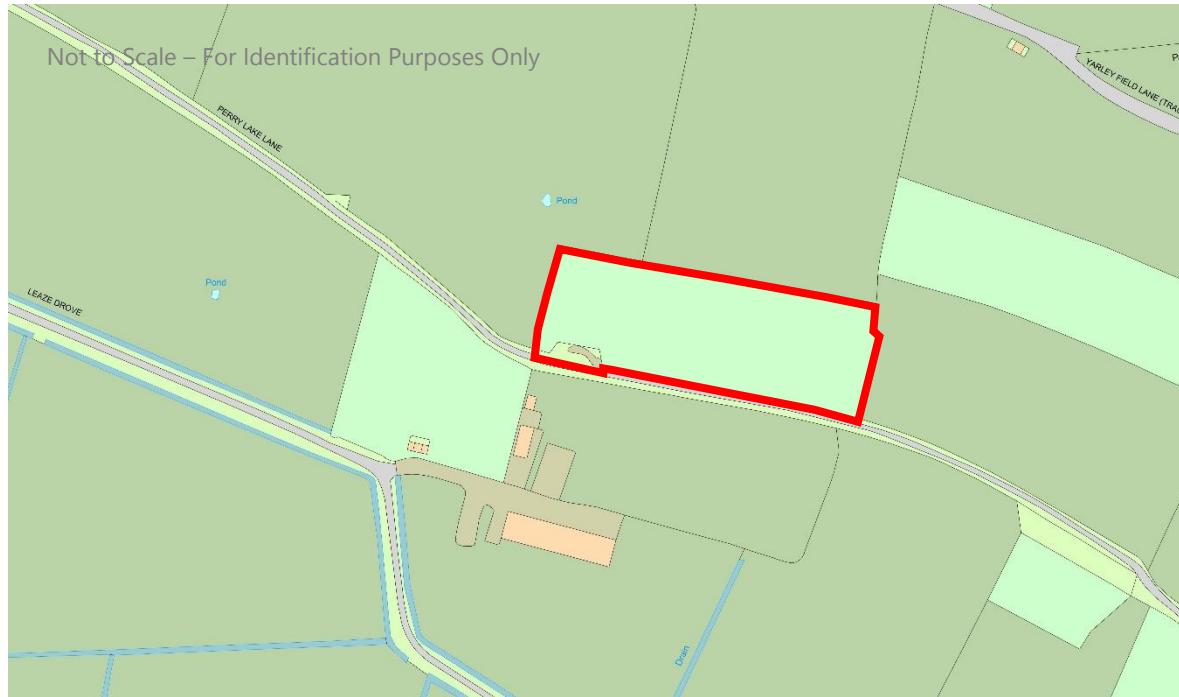
Agents Notes.

No uplift clause or restrictive covenants will be applicable.
The purchase price is not subject to VAT.

What3words.

[///Definite.unguarded.debut](https://what3words.com/Definite.unguarded.debut)

Not to Scale – For Identification Purposes Only



V1 – 04/03/2022 - Killens and their clients 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 representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and any 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 Killens have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Killens

10 Sadler Street, Wells, Somerset BA5 2SE
Tel: 01749 671172 Email: tom@killens.org.uk



TENDER FORM

1. All offers should be completed on this form and returned in an envelope clearly marked "Land at Perry Lake Lane". A reference may be put on the outside of the envelope to enable a receipt to be given.
2. E-mailed forms are acceptable.
3. The successful bidder will be notified as soon as possible and once accepted, the purchaser(s) will be required to exchange contracts within four weeks of their Solicitors receiving a draft contract.
4. Whilst it is the Vendors firm intention to dispose of the property, our clients do not bind themselves to accept the highest, or indeed, any offer.

Name of person(s) making offer	
Address of person(s) making offer	
Amount of offer	

- Offers should be for a precise amount and to avoid the receipt of identical sums we would recommend that offers should be made for an odd figure.
- Any offer which is escalating or which is made with reference to another bid will not be accepted.

All offers to be submitted by 12pm on Friday 5th August 2022 to: Killens, 10 Sadler Street, Wells, Somerset BA5 2SE or tom@killens.org.uk