



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 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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