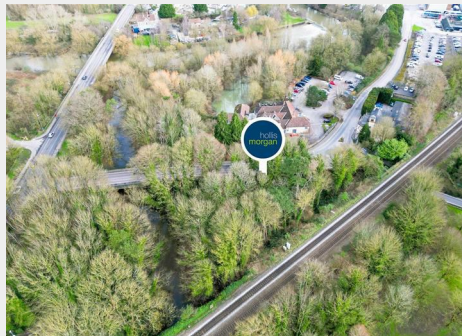


## Woodland @, Avon Mill Lane, Keynsham, Bath And North East Sold @ Auction £65,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH APRIL 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ APRIL ONLINE AUCTION
- FREEHOLD WOODLAND
- RIVER FRONTAGE | SECURE FENCING
- 0.85 ACRES | VACANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold MATURE RIVERSIDE WOODLAND comprising a 0.85 Acre parcel of gated land running alongside the River Chew.

# Woodland @, Avon Mill Lane, Keynsham, Bath And North East Somerset, BS31 2DD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ APRIL ONLINE AUCTION \*\*\*

GUIDE PRICE £50,000 +++  
SOLD @ £65,000

ADDRESS | Woodland @ @ Avon Mill Lane, Keynsham, BS31 2DD

Lot Number 38

The Live Online Auction is on Wednesday 17th April 2024 @ 17:30  
Registration Deadline is on Monday 15th April 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### THE PROPERTY

A Freehold parcel of mature woodland ( circa 0.85 Acres ) with a boundary running alongside the River Chew.  
The land is securely fenced and accessed via a locked gate.  
Sold with vacant possession.

Tenure - Freehold

Council Tax - N/A

EPC - N/A

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

AMENITY / LEISURE WOODLAND

An interesting opportunity to acquire circa 0.85 acre of mature woodland bordering the river Chew with scope for a wide range of leisure or equestrian activities subject to any consents just moments from the town centre.

### DEVELOPMENT

There may be scope for development of the site subject to consents.  
We are now aware of any recent planning applications but interested parties to make their own investigations.

### LOCATION

The Woodland is just a short walk away from Keynsham town centre and moments from the railway station. Keynsham has an excellent range of local amenities, independent traders and excellent transport links to both Bristol and Bath via the Bath road.

### LEGAL PACK COMPLETE

We have been informed by our client's solicitors that the legal pack for this lot is now complete.

Should any last minute addendums occur you will be automatically notified by email.

If the vendors have indicated they are willing to consider pre-auction offers, now is the time to submit your offer by completing the pre-auction offer form.

## Floor plan



## EPC Chart

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

9 Waterloo Street  
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## Auction 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.

Please refer to our website for further details.