



Land off B3134 Burrington Road leading to Velvet Bottom,
Bristol, BS40 7XW
GUIDE PRICE £180,000

FOR AUCTION

Agricultural Pasture Parkland offered as a whole 21.78 acres for Auction on **Tuesday 22nd July 2025- 19:00pm at Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5TJ**

Description:

A unique opportunity to purchase 21.78 acres of productive level and gently sloping pasture parkland surrounded by mature hedges & Mendip Stone Walls, situated within an Area of Outstanding Natural Beauty. The land is down to pasture and has predominately been used for grazing and mowing purposes.

Location:

The Land has direct access off B3134 Burrington Road onto Velvet Bottom with the land being approximately half way along.

What 3 Words:

///scarcely.secrets.obscuring

Right of Way:

We are advised that there are no right of ways which cross the land.

Designation:

Mains water is connected

Solicitors:

Tenure:

Freehold with Vacant possession.

Local Authority:

Somerset Council

Viewings:

Strictly and only by prior appointment through the Vendors Sole Agents Nancekivell & Partners Limited either Richard Nancekivell 07770 966372 or Chloe Brown 07475 031835.

Prior to making an appointment we strongly recommend that you discuss any queries you may have which are likely to affect your interest in the property in order that you do not make a wasted journey.

Agents Notes:

There is no uplift clauses.

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

Important Notice:

Nancekivell & Partners, their clients and any joint agents give notice that (1) They are not authorised to make or give any representation 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 in these particulars. These particulars no for 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 all approximate. The text, photographs and plans are for guidance only and are not necessarily all comprehensive.

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Purchasers must satisfy themselves by inspection or otherwise.

