



Land at Hanging Grove, Barrow Lane, Winford, North Somerset BS40 8AH

Guide Price £35,000

Investment Paddock situated within approximately 2.4 acres for Auction on **Tuesday 14th October 2025**
19:00pm at Mendip Spring Golf Club, Honeyhall Lane, Congresbury BS49 5TJ

Description:

A unique opportunity to purchase 2.4 acres of productive level pastureland. The land is down to pasture and has predominately been used for grazing and mowing purposes.

Location:

The Land has access across Hanging Grove Farm, via the farm yard as a right of way access.

What 3 Words:

///ranks.moss.plug

Right of Way:

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

Designation:

There are ruins of the Slurry Pits which are to be avoided for Health & Safety reason, shown on the plan to the right of the description.

Solicitors:

Bennetts Solicitors, Barleywood Stables, Long Lane, Wrington, BS40 5SA

Tenure:

Freehold with Vacant possession.

Local Authority:

North 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.

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