



Land at Breach Lane, Nailsea Moor Lane, Nailsea, North Somerset
GUIDE PRICE £120,000
FOR AUCTION

Strategic Investment Pastureland offered as a whole or in two lots for Auction on **Tuesday 31st March 2026 at 19:00pm- Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5JT**

As a whole 12.42 acres

Lot A-Redundant Stone Barn set within 0.89 acres - Lot B 11.59 acres

THIS AUCTION IS ONLINE & IN PERSON

REGISTRATION TO BID FOR ALL LOTS <https://passport.eigroup.co.uk/bidder-registration/nancekivell-partners/>

Description

A unique opportunity to purchase 12.42 acres of Agricultural Pastureland as a whole or in two lots

Lot A- as shown in pink on the plan 0.89 acres with a concrete base & redundant stone barn

Lot B – as shown in blue on the plan 11.59 acres

Location

The Land has direct access from Nailsea Moor Lane via Breach Lane. If sold as two lots Lot B will have right of way across Lot A.

What 3 Words

///possible.roadways.poorly

Right of Way

We are advised there is a footpath that crosses the land.

Designation

Purchaser of Lot B is to construct and maintain a new stock proof fence
Buyers Lot A & B have a right to connect to mains water via adjoining land in Nailsea Moor Lane at their own expense.

Solicitors

Jeremy Johnson - Wards Solicitors, 6 Fountain Court, New Leaze, Bradley Stoke, Bristol, BS32 4LA - E: jeremy.johnson@wards.uk.com

Tenure

Freehold with Vacant possession.

Local Authority

<https://n-somerset.gov.uk/>

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 a 21- year 50% uplift clause should planning be granted for any other use other than agricultural or equestrian, full details are available from the solicitors.
There is a £2,000 plus VAT Buyers Contribution fee per lot payable to the auctioneers upon completion.

Important Notice

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The text, photographs and plans are for guidance only and are not necessarily all comprehensive.

It should not be assumed that the property has all the necessary planning, building regulation or other consents and Nancekivell & Partners Limited have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise

