



Land at Nailsea Moor Lane Nailsea, Bristol, BS48 4DE

GUIDE PRICE £70,000

Strategic Investment Pastureland comprising of 6.34 acres or thereabouts offered as a whole for Auction on **Tuesday 28th July 2026 19:00pm- Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5JT**

Description:

A unique opportunity to purchase 6.34 acres of Agricultural Pastureland that has predominately been used for the purposes of Grazing and Mowing, the land is bound with mature trees and hedgerow with stone walls.

Location:

The Land has direct access from Nailsea Moor Lane.

What 3 Words:

///vies.foods.crash

Right of Way:

There are not any rights of way which cross the land.

Designation:

The land has the benefit of a mains water supply

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 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.

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.

