



Land on the East side of Bath Road, West Harptree, Bristol, BS40 6HB
GUIDE PRICE £400,000
FOR AUCTION

Investment Agricultural Land comprising of 32.39 acres or thereabouts of permeant pasture & Agricultural Barn with off road access offered **For Auction on Tuesday 28th July 2026- 19:00pm at Mendip Spring Golf Club, Honeyhall Lane, Congresbury, North Somerset, BS49 5TJ.**

Offered as a Whole 32.39 acres or in two lots

Lot A- 12.06 acres of Agricultural Pastureland with an Agricultural Barn

Lot B- 20.33 acres of Agricultural Pastureland

Description:

An opportunity to purchase 32.39 acres of agricultural pasture laid laid to permeant pasture which has predominately been used for Grazing & Mowing purposes with a large steel frame barn used for housing of livestock and storage.

The land is offered as a whole or in two lots

Lot A- (Pink) Guide Price £150,000 12.06 acres with the agricultural barn

Lot B- (Green) Guide Price £250,000 20.33 acres

The land is bounded by mature trees and hedgerow.

Access is directly off Bath Road.

What 3 Words:

///wonderfully.rebounded.twitching

Right of Way:

Services:

We are advised that there is water connected

Solicitors:

Tenure:

Freehold with Vacant Possession

Local Authority:

Bath & North East Somerset

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 Buyers Contribution fee of £2,000 plus VAT payable 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.

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(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.

