



**Stone Barns and Land at Waterloo Farm Lane Northwick, Dundry,
Bristol, BS41 8NP
FOR AUCTION
Guide Price £250,000**

A rare opportunity to purchase a variety of stone barns totalling approximately 4,958 sq. ft used previously for agricultural purposes with potential redevelopment with 2 acres of agricultural land situated in a sought after area being offered for Auction on Tuesday 27th October 2026 at 19:00pm at Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5JT.

Description:

A rare opportunity to acquire an attractive range of traditional stone- built agricultural buildings totalling 4,958 sqft together with 2 acres (0.82 hectares) of adjoining agricultural land, occupying an appealing rural position at Northwick, near Dundry.

The property comprises a collection of traditional buildings arranged around a former agricultural yard, principally constructed of natural stone beneath predominantly tiled roofs. The buildings provide a characterful range of former agricultural accommodation and offered considerable scope for a variety of future uses, subject to obtaining the necessary planning and consents.

The adjoining land comprises an attractive parcel of agricultural land lying immediately to the north west of the buildings.

We are advised there are no services connected to the barns or land but connections are available

Location:

The asset is situated at Northwick, Dundry and the access is from Waterloo Farm Lane which is a Class 4 adopted highway.

What3Words:

///trying.successes.start

Rights of Way:

There is no footpaths which cross this area of land, the access is granted from Waterloo Farmhouse for any purpose at anytime of day and the responsibility of the maintaining the track is split between the purchasers.

Local Authority:

Bath and North East Somerset

Tenure:

Freehold with vacant possession.

Method of Sale:

For sale by Public Auction on Tuesday 27th October at 19:00pm at Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5JT and held online.

Solicitors:

Hayley Turner- Bennetts Solicitors, Barley Wood Stables, Long Lane, Wrington, BS40 5SA

Agents Notes:

There is a £2,000 plus VAT Buyers Contribution fee payable to the Agents upon Completion.

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.

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 do not 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.

