



**Land at The Orchard, Waterloo Lane Farm, Northwick, Dundry,
Bristol, BS41 8NP**

**FOR AUCTION
GUIDE PRICE £75,000**

An opportunity to purchase 1.16 acres of pastureland offered for Auction on Tuesday 27th October 2026- 19:00pm at Mendip Spring Golf Club, Honeyhall Lane, Congresbury

Description:

An attractive opportunity to acquire approximately 1.16 acres (0.46 hectares) of pastureland known as The Orchard at Waterloo Lane Farm. The land comprises a single useful enclosure, predominantly laid to permeant pasture and is bounded by established hedgerows and mature boundaries, offering potential for grazing, equestrian or agricultural use.

We are advised water is connected to the barns.

Location:

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

What3Words:

///fool.spot.crate

Rights of Way:

There is no footpaths which cross this land.

Access is granted from Waterloo Farmhouse for any purpose at anytime of day and the responsibility of the maintenance of the track is split between all 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.

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