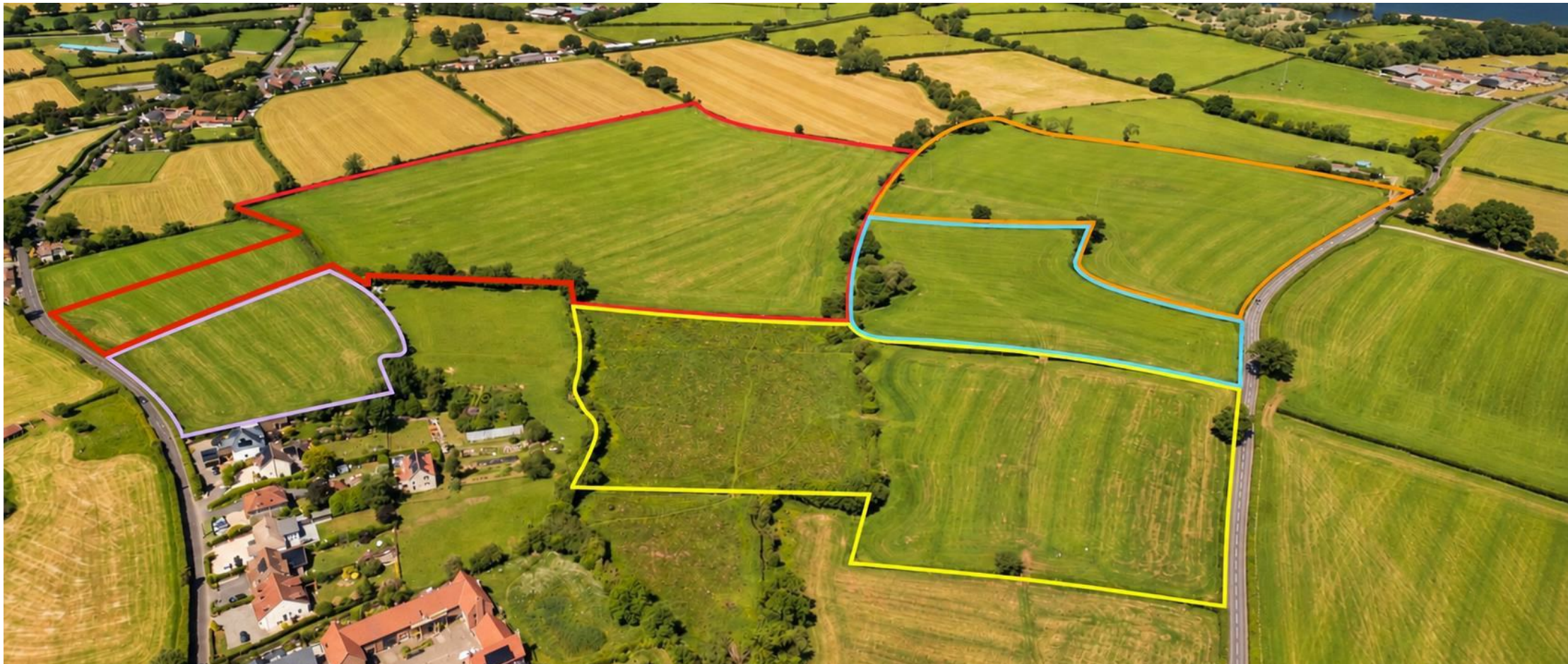




**Land at Bristol Road, West Harptree, Bristol, BS40 6HF
FOR AUCTION**

on Tuesday 27th October 2026 at 19:00pm at Mendip Spring Golf Club, Honey Hall Lane, Congresbury, BS49 5JT.

Agricultural pastureland offered in 5 Lots.

Description:

A valuable opportunity to acquire agricultural land within the sought after village of West Harptree, with easy access.

The land is offered solely in 5 Lots

Lot A (shown pink on the plan) 22.87 acres - Guide Price £300,000

Lot B (shown in green on the plan) 13 acres- Guide Price £150,000

Lot C (shown in blue on the plan) 5.68 acres - Guide Price £65,000

Lot D (shown in yellow on the plan) 8.22 acres - Guide Price £100,000

Lot E (shown in purple on the plan) 2.21 acres - Guide Price £30,000

Predominantly level and currently laid to permanent pasture, the land is well suited for a range of agricultural, equestrian, amenity and investment interests (subject to the necessary consents)

Each lot benefits from direct roadside access and well-defined boundaries with Lot A & E sharing an access as shown as hatched on the plan.

Mains Water connection is to be confirmed

Location:

The land is accessible from Bristol Road and Bath Road.

What3Words:

///elbowing.seagull.grief

Tenure:

Freehold with vacant possession.

Local Authority:

Bath and North East Somerset

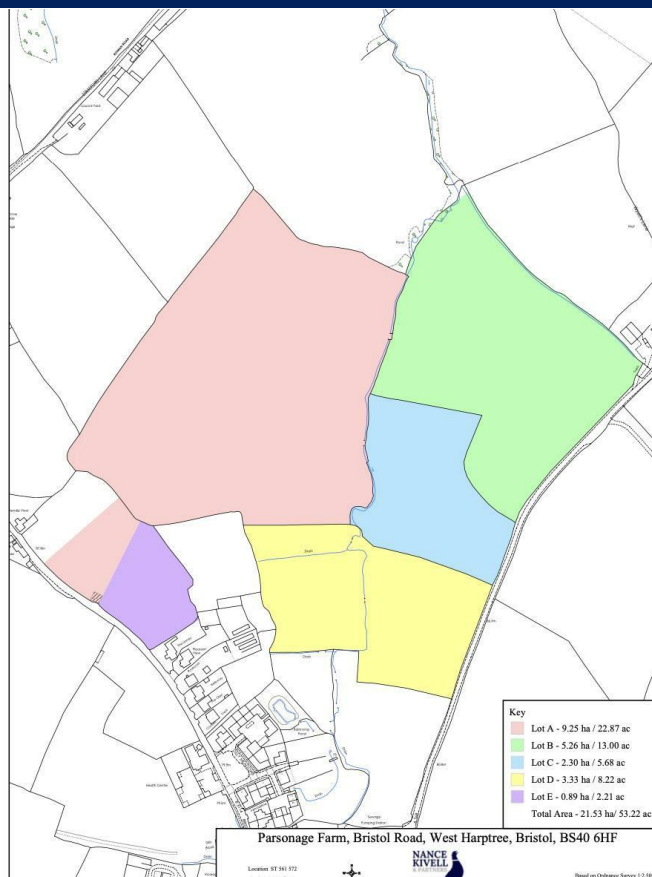
Solicitors:

Mark Buckerfield- Clarke Willmott

Agents Notes:

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

Lot E- 21 year 50% uplift for any change of use other than Agriculture or Equestrian

**Right of Way & Designations:**

There is a public footpath which crosses the land

The land is situated within the Mendip Hills National Landscape.

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.



www.nancekivellandpartners.co.uk

T:07770 966372 or 07475 031835

Richard@nancekivellandpartners.co.uk or Chloe@nancekivellandpartners.co.uk

