



Land & Orchard Church Lane, Portbury, Bristol, Somerset, BS20 7TR

Guide price £75,000

A RARE OPPORTUNITY TO PURCHASE A ONE ACRE TRADITIONAL ORCHARD SET ON THE OUTSKIRTS OF PORTBURY VILLAGE IN SOMERSET NR M5 JUNCTION 19 (SOUTH BRISTOL & GORDANO SERVICES) THE LAND IS LEVEL HAS A WIDE SECURE ENTRANCE GATE OFF A COUNCIL LANE. THE FRUIT TREES HAVE BEEN WELL MANAGED AND THERE IS A REDUNDANT CIDER HOUSE ON THE NORTHERN BOUNDARY.



Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Richard Nancekivell on 07770 966372. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Access is available from Church lane which is a council road. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

From M5 J19 take the A369 towards Clifton and turn right after a very short distance and then take the first right just as you enter Portbury village.

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

North Somerset Council.

The property will be offered for sale by private treaty.
Best and final offers by noon 16th June to Richard
Nancekivell 07770 966372

The property is freehold and will be offered for sale with vacant possession.

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations 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 made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Contribution to fees £2k plus vat. There is an uplift clause for 21 years 50% share for any change of use from agriculture & equestrian.

