



Winford

NANCEKIVELL&CO





## Mead Farm Cottage, Littleton Lane, Winford, Bristol, BS40 8HF

BY AUCTION £575,000

A RARE OPPORTUNITY TO PURCHASE A UNIQUE SMALL HOLDING SET WITHIN A RURAL LOCATION CLOSE TO THE VILLAGES OF CHEW MAGNA & WINFORD THE SMALL HOLDING INCLUDES EXTENSIVE GARDENS & LAND TALLING 10.5 ACRES (AVAILABLE TO PURCHASE AS A WHOLE OR IN 2 LOTS.) FOR AUCTION TUESDAY 26TH MARCH 2024 AT 19:00PM AT MENDIP SPRINGS GOLF CLUB, HONEYHALL LANE, CONGRESBURY, BS49 5JT.

IF NOT SOLD BEFORE





A rare opportunity to purchase a unique small holding set within a rural location close to the villages of Chew Magna & Winford. The small holding includes extensive gardens & land totalling 10.5 acres (available to purchase as a whole or in 2 lots.) **FOR AUCTION TUESDAY 26th MARCH 2024 at 19:00pm at Mendip Springs Golf Club, Honeyhall Lane, Congresbury, BS49 5JT.**

**IF NOT SOLD BEFORE**

**LOCATION**

Only a short drive from the village of Winford where there is a number of amenities including a village, shop, primary school & places to eat.

The city of Bristol is 8 miles to the north & the city of Bath is 21 miles distant. Bristol International Airport is 3 miles west.

**VIEWING**

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 or Chloe Brown 07475 031835. 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.

**DESCRIPTION**

A rare opportunity to purchase a unique small holding set within a rural location close to the villages of Chew Magna & Winford. The small holding includes extensive gardens & land totalling 10.5 acres (available to purchase as a whole or in 3 lots.) Mead Farm Cottage is a 2 bedroom small holding totalling approximately 1,777 square foot with a downstairs shower room, spacious lounge & kitchen/dining room which leads onto the patio with rural views. The long-shared driveway leads to private parking for two cars with additional parking found within the communal yard area which gives access to the garage & land at the rear of the property. The garage has potential for alternative uses subject to planning consent.

**DIRECTIONS**

W3W///racks.cargo.live

**GUIDE PRICES**

Pre Auction Guide Prices :- The Whole (lots 1 & 2) £575,000 Lot 1 £550,000 Lot 2 £25,000







### **SERVICES**

Services are connected to the Mead Farm Cottage- mains water, electricity & Oil heating. Private septic tank drainage.

The land is supplied by mains water.

### **RIGHTS OF WAY**

There is a Right of Way across one of the paddocks for a footpath, please see the map.

### **DESIGNATIONS**

The property is within the Bristol & Bath Greenbelt, it is not within the Area of Outstanding Natural Beauty.

### **METHOD OF SALE**

The property will be offered for sale by public auction on Tuesday 26th March 2024 @ 7pm at Mendip Spring Golf Club - Honeyhall Lane, Congresbury, Bristol, North Somerset, BS49 5JT

### **IF NOT SOLD BEFORE**

### **LOCAL AUTHORITY**

<https://n-somerset.gov.uk>

### **AGENTS NOTE**

There is a £2,000 plus VAT Buyers fee payable to the auctioneers upon completion.  
The buyer of Lot 2 will install a sub meter at their cost if sold separately.

### **IMPORTANT NOTICE**

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.

### **Lot 2 Land 1.28 Acres**

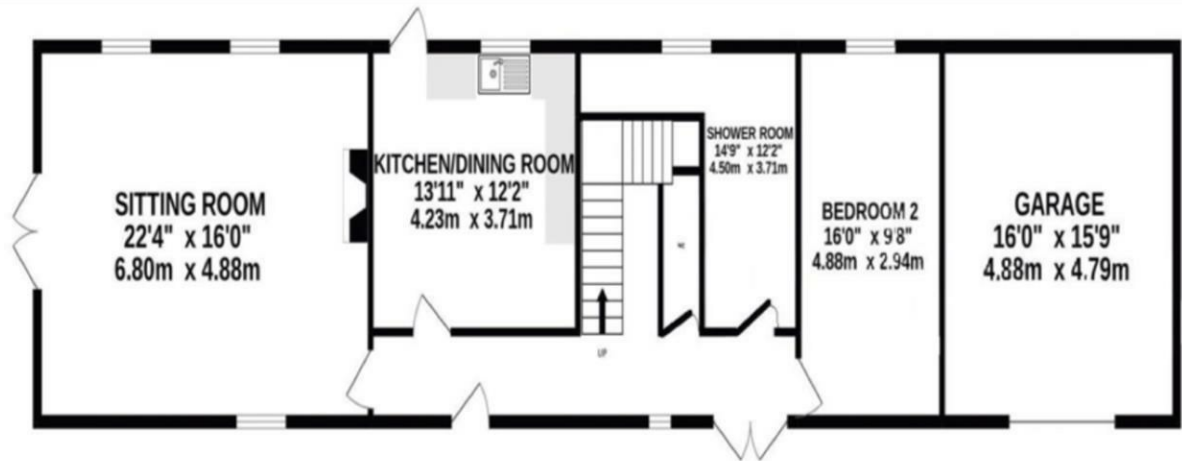
Lot 2 is the green area of 1.28 acres of pastureland, secured with mature hedges and post & rail fencing. Access is from Littleton Lane via a shared driveway.

Previously has been used for the purposes of agriculture and equestrian

The plan shows the right of way which crosses the land in pink

Classified grade 3 with soils comprise of productive clayey loams



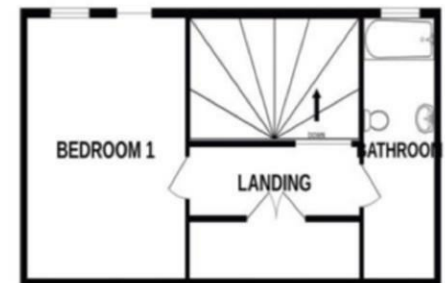


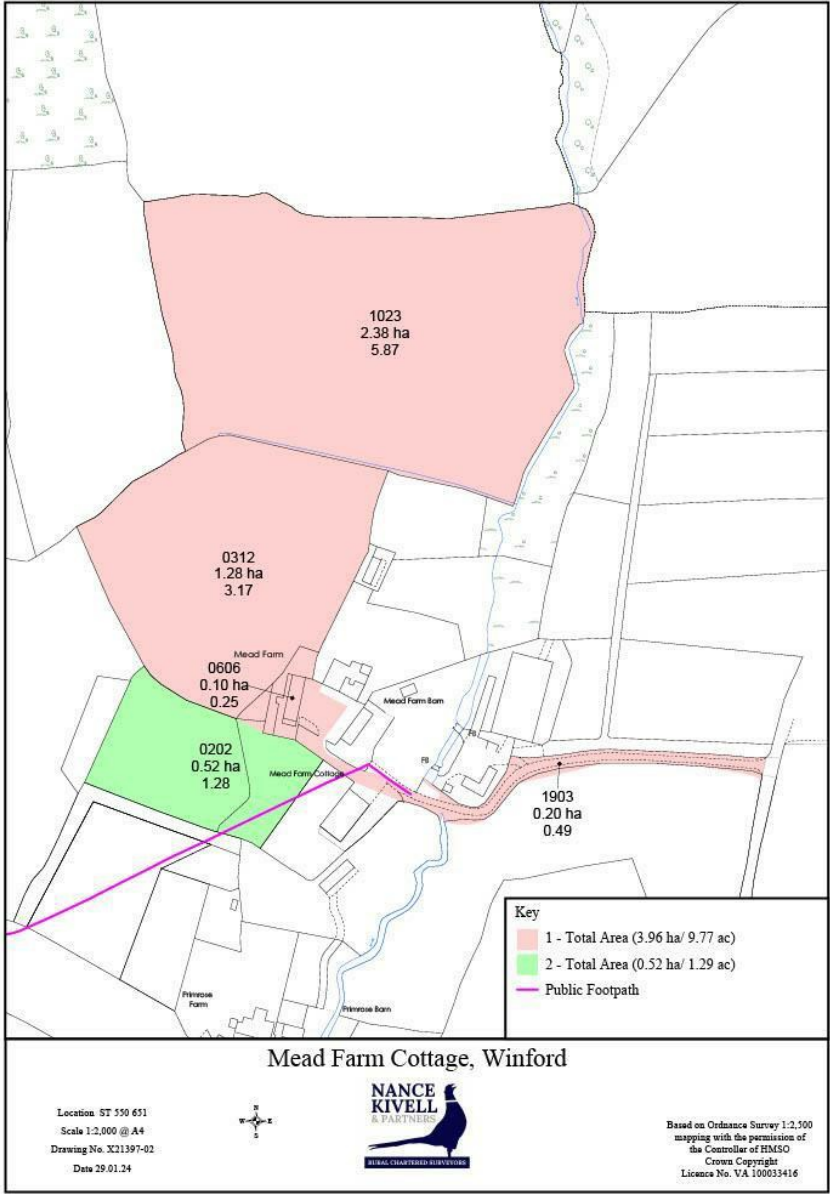
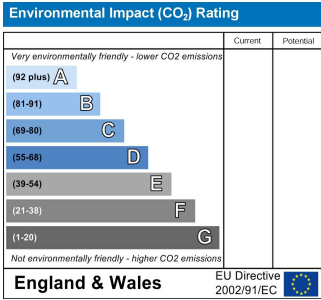
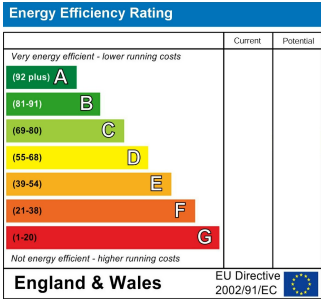
1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.

TOTAL FLOOR AREA : 1777 sq.ft. (165.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.