



7.04 Acres of Agricultural Land at Venus Street
Congresbury, North Somerset, BS49 5EZ



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Congresbury, BS49 5EZ

Opportunity to purchase a parcel of agricultural land on the edge of a village.

- 7.04 acres (2.85 ha) agricultural land
- Water
- Quiet location on edge of village
- Easy access

Guide Price
£90,000

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DESCRIPTION

An opportunity to purchase a good-sized parcel of agricultural land on the outskirts of the rural village of Congresbury.

The land spans 7.04 acres (2.85 ha) and features level topography. Mature boundary hedges, stone walls, and stock fencing surround the property.

Access to the field is via a metal field gate (incorporating a pedestrian gate) from Venus Street, an adopted public highway.

There is a public footpath running from the northwest corner to the southwest corner of the field.

There is also a corrugated metal shed on the land, with hardstanding and water trough.

LOCATION

The land is on the east side of the village of Congresbury at the furthest end of a quiet no through road. Brinsea Road, the main route through Congresbury village, gives easy access to the A38 and the A370 and onward to Bristol and Weston-Super-Mare and the M5 motorway. The village of Congresbury has local shops and leisure facilities.

What 3 Words: grow.friction.additives

SERVICES

Mains water is connected. Rhyne water also available.

DESIGNATIONS

Under the North Somerset Local Plan the land has the following designations:

- Aerodrome safeguarded zone
- Greater Horseshoe Bats habitat (Zone B) and Lesser Horseshoe Bats (Density B)
- Inland Water
- Groundwater flood zone
- Outside settlement boundary

VIEWINGS

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier.

GUIDE PRICE

£90,000

SPECIAL CONDITIONS

The land will be subject to the following clauses:

Overage 1 – Development

In the event of Development of the whole or any part of the property for anything other than agricultural or personal equestrian within 25 years, the vendor will be entitled to receive 25% in the increase in market value.

Overage 2 – Archaeology

In the event of discovery of treasure (as defined by the Treasure Act 1996) on any part of the property the buyer must comply with the terms of the Act and also notify the vendor of any discovery. The vendor will be entitled to 25% of any payment made to the buyer (less costs they have incurred). This clause will be in place for 25 years from the completion date of this sale.

Ref: WRU250027

Date: 7th May 2026



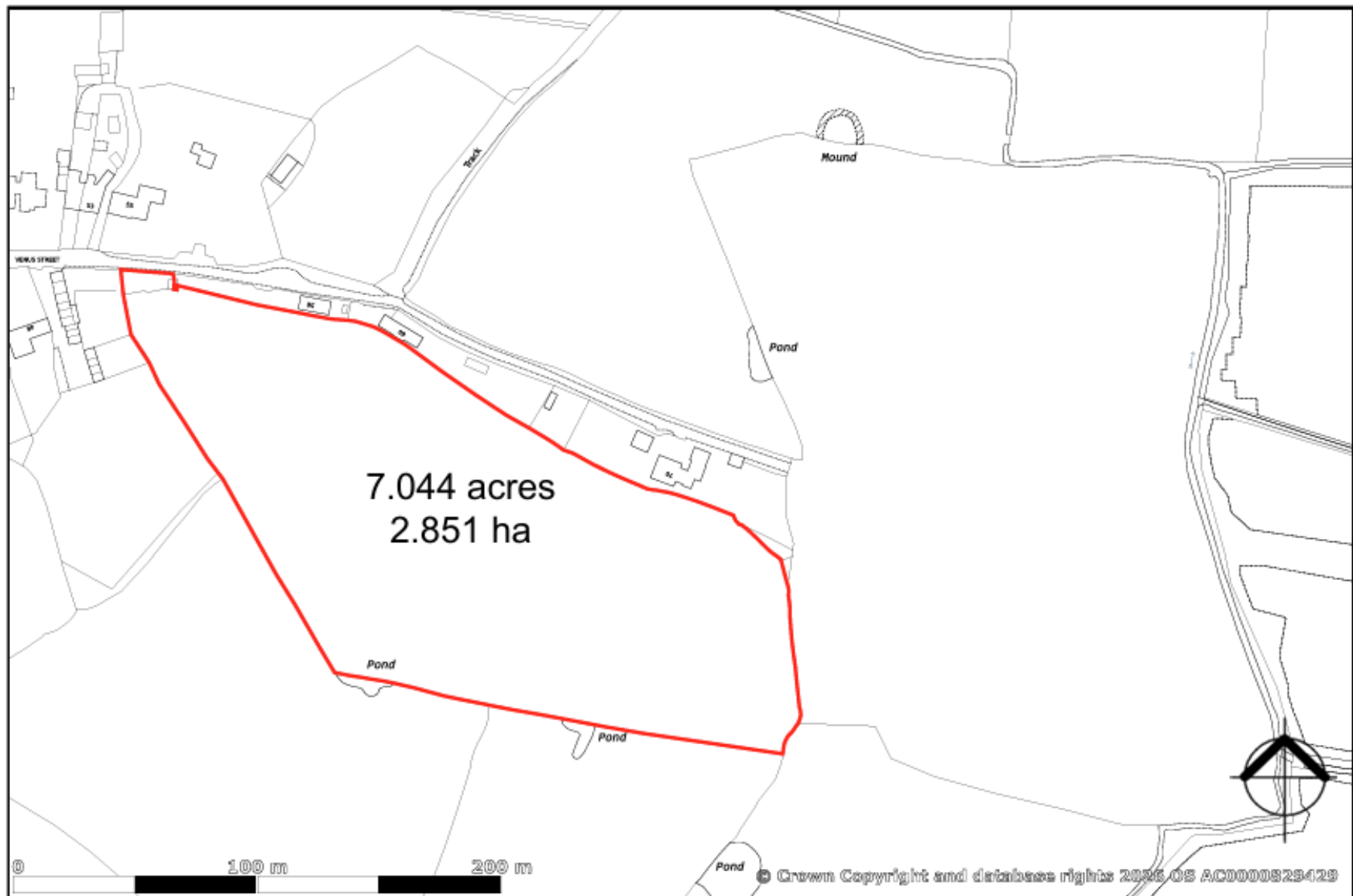
PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





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Plotted Scale - 1:2,500