



LAND AT REDFORD LANE

ABSON, WICK, BRISTOL, BS30 |



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An equestrian land holding totalling approximately 7.89 acres (3.19 ha), with stable building and storage.

- Level to gently sloping permanent pastureland
- Suited to Agricultural, Equestrian, Amenity or Conservation Use (Subject to Planning)
- What3Words
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- Mains water and electricity and connected

FOR SALE BY PRIVATE TREATY

**APPROX. 7.89 ACRES
TO THE SOUTH OF REDFORD
LANE**

GUIDE PRICE: £200,000

Wotton-under-Edge, Gloucestershire, GL12 7AD
wotton@david-james.co.uk
Tel 01453 843720
www.david-james.co.uk

SITUATION

Located approximately 0.7 miles to the southeast of the village of Pucklechurch, situated within the jurisdiction of South Gloucestershire Council.

DESCRIPTION

The land extends to approximately 7.89 acres (3.19 ha) of permanent pastureland. The land is south facing with gentle undulation, benefiting from a block built stable block, with timber cladding, containing 3 stables and a storage / tack room.

The parcel benefits from direct road frontage and access to Redford Lane. A footpath crosses to the northern section of the land.

In recent years, the land has been used for equestrian land and has designated equestrian use.

SERVICES

There is mains water supply and electricity connected to the land.

SPORTING, TIMBER AND MINERAL RIGHTS

We understand that sporting rights, mineral and standing timber rights are included.

SCHEMES

The land is not within any SFI or Countryside Stewardship Schemes and thus creating useful opportunities to submit a suitable application and benefit financially and environmentally.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all existing rights of way whether public or private including wayleaves, easements, covenants, restrictions and obligations whether specifically referred to in these sale particulars or not. The buyer shall be deemed to have full knowledge of the boundaries and the ownership thereof.

METHOD OF SALE

The property is offered for sale by Private Treaty and vacant possession will be given upon completion.

OVERAGE CLAUSE

The sale contract will include an overage provision on the land to the effect that if planning consent is granted for anything other than agricultural or private equestrian use within 25 years of the sale date, 35% of any increase in value will be repayable to the owners or their successors in title.

DIRECTIONS

What3Words

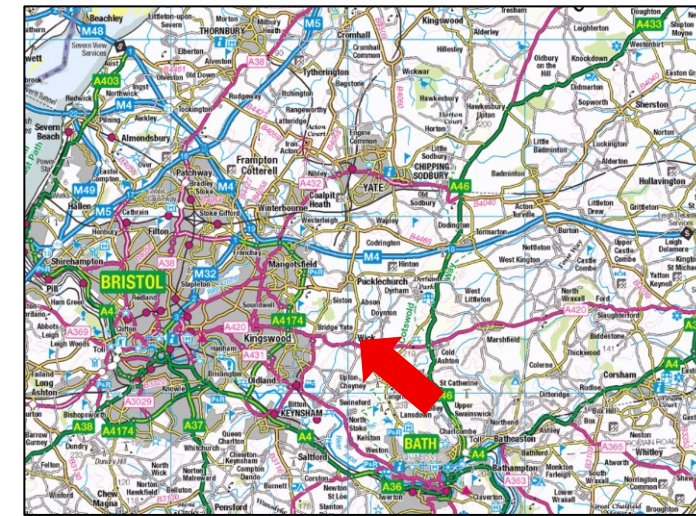
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MONEY LAUNDERING REGULATIONS

Buyer(s) will be required to provide proof of funds and identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

VIEWING

All viewings are strictly by appointment only and arranged through our Wotton-under-Edge office 01453 843720.



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 of 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, agreement and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water,



Plan – for identification purposes only.

