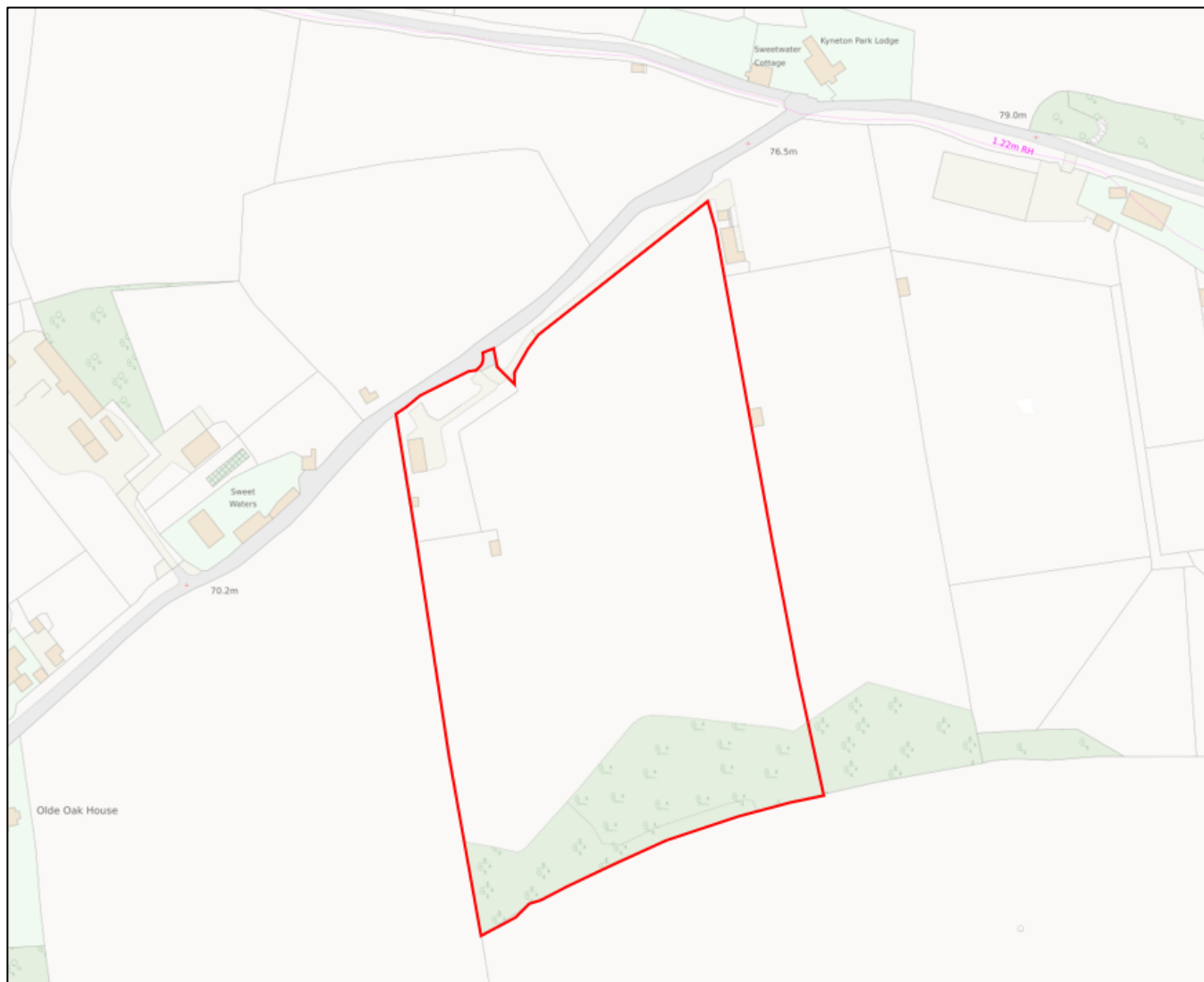




FOR SALE BY PRIVATE TREATY

- Paddocks and stabling of approximately 8.31 acres (3.63 hectares)
- Roadside access
- Steel portal framed building with internal stabling and feed store (86m² / 927ft²)
- Equestrian use granted under PT15/2691/F

LAND AT SWEETWATER LANE THORNBURY, BRISTOL, BS35 3JX

An opportunity to purchase paddocks of approximately 8.31 acres (3.63 ha) with roadside access, stabling and feed store, all within excellent and well-maintained condition.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE - £225,000

DESCRIPTION

The land extends to approximately 8.31 acres (3.62 ha) of generally level permanent pastureland and small amenity woodland, bordered by mature hedgerows and stock proof fencing. There is a steel portal framed building with internal stabling and feed store, extending to approximately 86m² / 927ft².

The immediate land surrounding the barn serves as a useful addition with potential for an equestrian yard.

Please note, the property is covenanted to not be used for any use over and above the private equestrian use consented, unless consent is sought from the neighbouring landowner.

There is a right of access for the neighbouring property over the initial access driveway.

LOCATION & ACCESS

The land is situated to the southwest of the market town of Thornbury (2 miles) which provides a range of everyday facilities.

The A38 Bristol Road is within 2 miles and provides access to the Almondsbury Interchange, connecting to regional cities. There are a range of local bridle paths allowing good access for riding out.

PLANNING

The land is designated to be within the open countryside and prospective purchasers are advised to make their own enquiries with the local authority, South Gloucestershire Council.

SERVICES

We understand mains water is available on the land.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are excluded from the sale.

VIEWING

Viewing by appointment only.



PLANS AND PARTICULARS 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. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

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.