



FOR SALE

BEST & FINAL OFFERS INVITED

- Offers to be received by 21st August
- 4.16 acres (1.68 hectares)
- 5 miles from Bristol City Centre
- Flat pastureland
- Suitable for Agricultural use
- Close to the A370

Land at Church Lane Backwell, BS48 3JJ

GUIDE PRICE
£200,000

DESCRIPTION

BEST & FINAL OFFERS INVITED. OFFERS MUST BE SUBMITTED BY NOON ON FRIDAY 21ST AUGUST 2026. PLEASE CONTACT US FOR A FORM.

An opportunity to purchase a parcel of pastureland in Backwell, Bristol. The property consists of 4.16 acres (1.68 hectares). The land is accessed via a right of way to the east of 68 Church Lane; *with or without vehicles over and along the whole access way at all times* along the access way coloured blue on the plan there is also the right to lay a water pipe along this route.

SERVICES

We understand there is a water trough located on the land.

LOCATION

The land sits just off Church Lane in the village of Backwell, approximately 5 miles from Bristol City Centre.

TENURE

Freehold subject to an existing Farm Business Tenancy. Vacant possession can be available from September 2026.

DESIGNATIONS

- Aerodrome Safeguarded Zone
- Horseshoe Bat Zone B
- Adjoining Backwell Settlement Boundary

BOUNDARIES

The ownership of the boundaries where known are shown by "T" marks are otherwise are believed to be in accordance with the custom of the country. The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent should be required to produce evidence as to the ownership of the boundaries.

LOTING & RESERVE

It is anticipated that the property will be offered as shown but the vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

VIEWING

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

GUIDE PRICE

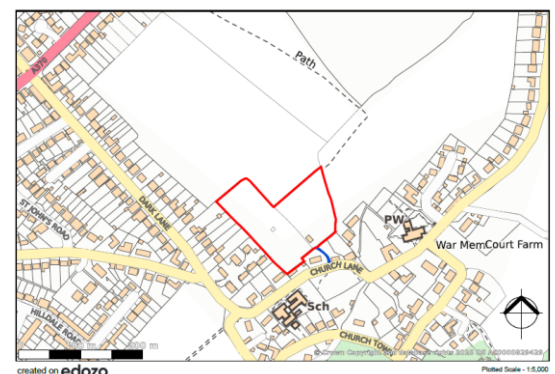
£200,000

DEVELOPMENT UPLIFT CLAUSE

The Vendors and their successors in Title will be entitled to 25% of any increase in the market value attributable to the grant of planning permission for any change of use except agricultural or personal equestrian use for 25 years from the completion date of this sale

LOCAL AUTHORITY

North Somerset council Tel: 01934-888888



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.