



Land: Bristol

**Guide Price
£575,000**

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Prominent agricultural land straddling the M4 to be sold in 3 lots.

**Lot 1: Extending to approximately 22.5ha (55.8 acres). Guide Price:
£575,000**

DETAILS

DESCRIPTION

A block of commercial grassland enjoying a prominent location overlooking the Severn Valley with a westerly aspect. The land is divided into three main blocks and is currently permanent pasture.

LOT 1 - GUIDE PRICE - £575,000

Former arable land converted to pasture some considerable time ago this land lies to the south of the M4 and enjoys views over the Severn Valley. Access is from the Old Aust Road and from Tockington Road.

The land extends to approximately 22.58ha / 55.81ac.

This lot includes a stone cattle shed with clay tile roof. The building is in disrepair but is considered to hold some potential for re-use, subject to planning.

The following lots are also available:

LOT 2 - GUIDE PRICE: Â£250,000

A block of approximately 11.74ha / 28.94ac of permanent pasture to the north of the M4 with frontage to Fernhill, Old Aust Road and Tockington Road.

LOT 3 - GUIDE PRICE: Â£200,000

A block of 6.49ha / 16.04ac of permanent pasture bound by mature hedges with frontage to Tockington Road.

BASIC PAYMENT SCHEME

The land is Registered with the Rural Land Register and claims have regularly been made under the Basic Payment Scheme.

Basic Payment Scheme Entitlements are available by separate negotiation.

LOTING / DIVISION OF LAND

Whilst the vendor has indicated their preference to sell the property in three lots as shown, they will consider offers for part or parts of the land if prospective purchasers wish to acquire less than the whole. The vendor has, however, indicated that they are unlikely to proceed with a partial sale unless they are able to achieve simultaneous sales on the remaining parts. Any enquiries in this regard should be put to the selling agents.

VIEWING

Prospective purchasers are requested to register their interest with the vendor's agents before viewing. During daylight hours, with a copy of the sales particulars in hand, prospective purchasers can view the land from the public footpath.

Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accepts any responsibility for any damage, injury or accident during viewing.

LEGAL SERVICES

Water is connected to the land serving various cattle water troughs. A division of the service, with suitable check meters will be required.

No warranty is given in regard the water service and prospective purchasers must make their own inquiries as to the suitability and availability of all services.

COVENANTS, RESTRICTIONS AND RIGHTS OF WAY

The land is crossed by a gas pipeline.

The land is crossed by a high power overhead electric cable. There are a number of pylons on the land.

The property is crossed by a public footpath to the north west of Lot 1.

Rights of access and services may need to be reserved across adjacent Lots depending on the details of the sale.

The property is sold subject to, or with the benefit of, all covenants, existing wayleaves, easements, quasi easements and rights of way, whether mentioned in these sales particulars or not.

OVERAGE

The sale will include an overage requiring a Purchaser and successors in title to pay 25% of any increase in value that arises from development that is non-agricultural or non-equestrian or which allows any residential occupation of the land, arising within 25 years from the sale.

TENURE

The property is held in hand. The growing grass crop has been sold to a licence who will be responsible for ensuring the crop is removed by the end of September. As such it is intended that the property will be sold subject with possession available upon completion.

SPORTING AND MINERAL RIGHTS

All sporting and mineral rights, as far as they are owned, are included in the sale.

TOWN AND COUNTRY PLANNING

The Local Planning Authority is South Gloucestershire District Council. The land lies within the designated Green Belt. All planning enquiries should be directed to South Gloucestershire Council on 01454 868004.

BOUNDARIES, PLANS AND AREAS

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and areas and any mistakes shall not enull the sale or entitle any party to compensation in respect thereof.

