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Property Consultants

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Land Lying To The South West Of, Willsbridge Hill, Willsbridge, Bristol, £150,000

An opportunity to purchase a freehold parcel of land measuring approximately 15.3 acres, situated in a pleasant and convenient location in Willsbridge between Bristol and Bath. The partially sloping land provides a pasture field, ideal for equestrian or other leisure uses, subject to consents. The main access to the site is via a right of way over the adjoining former public house car park which fronts the A431 Bath Road.



Land Lying To The South West Of, Willsbridge Hill, Willsbridge, Bristol,



DESCRIPTION

A parcel of pasture land measuring approximately 15.3 acres that would be ideal for an equestrian or similar use and may offer long-term development potential, subject to consents. The site benefits from a mains fed water trough and a natural supply from the adjoining Siston Brook on the southeastern boundary.

LOCATION

The land is situated in the popular village of Willsbridge, approximately 8 miles southeast of Bristol and approximately 6 miles northwest of Bath. A range of amenities are available locally in the village and excellent transport links are provided to both Bristol and Bath.

ACCESS

The main access to the site is via a farm gate adjoining the former car park to the Queens Head public house, which fronts the main A431 Bath Road. The access through the former car park is a pedestrian right of way only. There is also a secondary access via a right of way through the neighbour's fields which begins at the farm gate off the mini roundabout at the top of Willsbridge hill where it meets Court Farm Road, leading to another farm gate giving access onto the western boundary of the site. We are informed by the vendor that this secondary access has been improved in recent years by Bristol Water laying a hard surface track.

LOCAL AUTHORITY

South Gloucestershire Council.

TENURE

The site is to be sold on a freehold basis with vacant possession upon completion.

SERVICES

We are informed by the vendor that the site benefits from a mains fed water trough.

RIGHTS OF WAY & WAYLEAVES

The site is sold subject to all existing rights of way and wayleave agreements. This includes two wayleave agreements with Western Power Distribution producing a total income of £549.93 per annum.

VIEWING

The site is open for inspection at all times with a set of the agent's particulars in hand.

CONTACT

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Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

