



**NORTH  LETHERBY**  
CHARTERED SURVEYORS

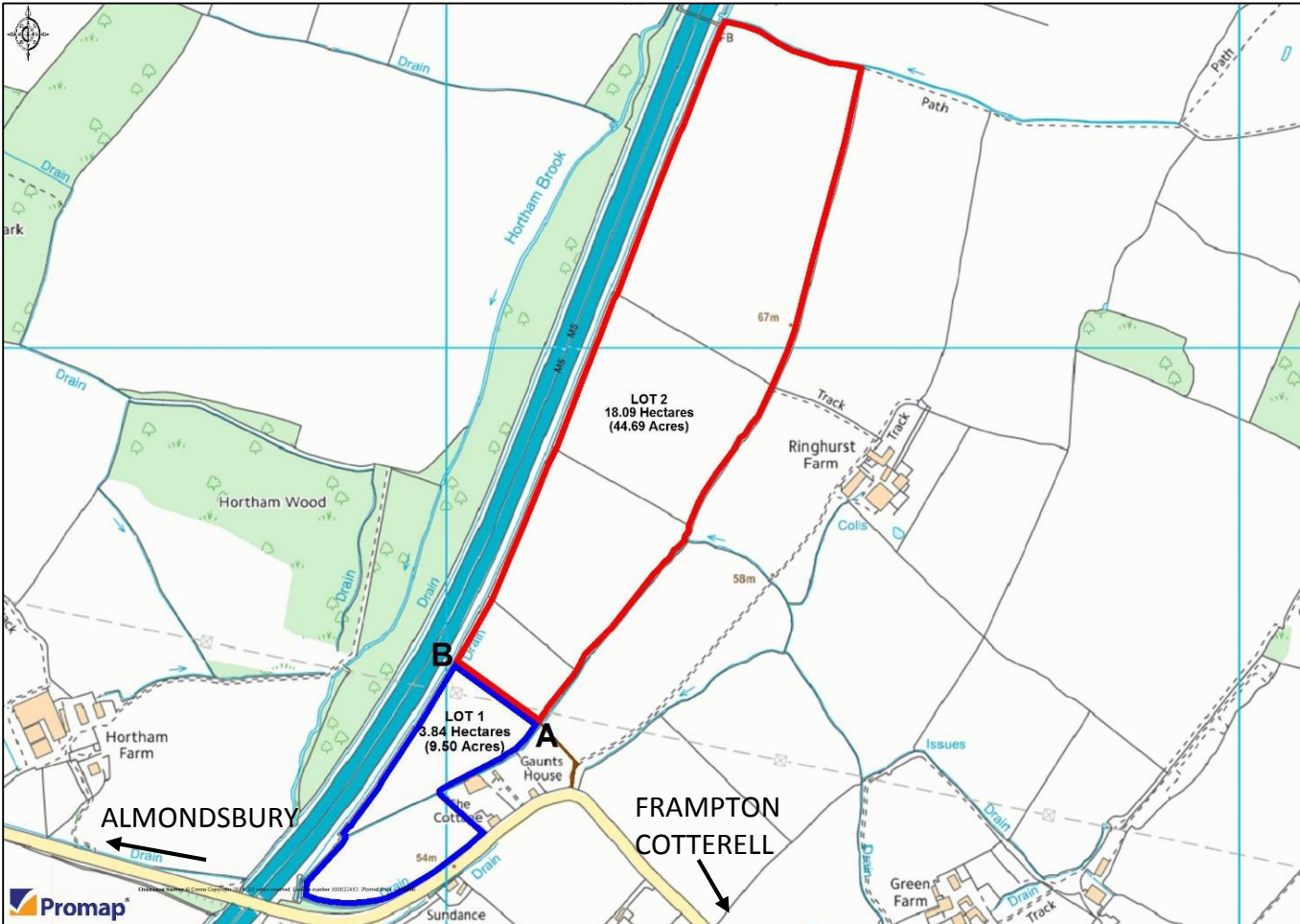
[www.northletherby.com](http://www.northletherby.com)

01454 631 575

**ARABLE LAND EXTENDING TO APPROXIMATELY 54.19 ACRES (21.93 HECTARES)**

**GAUNT'S EARTHCOTT, ALMONDSBURY, SOUTH GLOUCESTERSHIRE, BS32 4JP**





## FOR SALE BY PRIVATE TREATY

ARABLE LAND AT GAUNT'S EARTHCOTT, ALMONDSBURY, SOUTH GLOUCESTERSHIRE, BS32 4JP

Well located to the north of Bristol, with easy access to the A38 and M4/M5 Almondsbury Interchange (2 miles)

Approximately 54.19 Acres (21.93 Hectares) of Grade 3 Arable Land

For sale as a whole or in two lots – (providing simultaneous sales are agreed)

LOT 1 – 9.50 Acres (3.84 Hectares)

LOT 2 – 44.69 Acres (18.09 Hectares)

GUIDE PRICE (AS A WHOLE): £400,000

Approx. 54.19 acres (21.93 hectares) at Gaunt's Earthcott, Almondsbury

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## SITUATION & DESCRIPTION

The land is situated to the north of Hortham Lane, between Almondsbury and Frampton Cotterell, close to the A38 and Bristol. There is easy access, via A38, to the M5/M4 interchange. The land is relatively level and extends to approximately 54.19 Acres (21.93 Hectares) in total. The land is currently in an arable rotation but could also be used as pasture land.

**Lot 1:** Approximately 9.50 acres (3.84 hectares) of arable land benefiting from road access to Hortham Lane.

**Lot 2:** Approximately 44.69 acres (18.09 hectares) of arable land benefiting from a right of way over an existing access track – further details available from the vendors solicitor.

## DIRECTIONS

From Junction 16 of the M5 take the A38 travelling north towards Rudgeway and Thornbury. After approximately 1 mile, turn right at the traffic lights onto Hortham Lane. Take the next left hand turn before the housing estate and continue for approximately 1 mile (over the motorway) and the land will be on your left hand side indicated by our for sale board.

## SERVICES

Mains water is believed to be available in the highway, but interested parties should note that original supplies to the land have been disconnected. Prospective buyers should contact Bristol Water to establish that adequate supplies are available for their specific requirements.

## ACCESS

Lot 2 – Rights of way have been granted over the area shaded brown on the sale plan – further details are available from the vendors solicitor.

## TENURE & POSSESSION

The property is offered freehold with vacant possession available on completion of the sale.

## RIGHTS OF WAY, EASEMENTS AND COVENANTS

The land is sold with any rights, easements or other incidents of tenure which affect it.

In particular the following are drawn to the attention of interested parties;

- Lot 2 is crossed by a public right of way on its northern boundary.

- There is an electricity pylon and wires supported on poles on Lot 2.

## DEVELOPMENT UPLIFT

The sale contract shall include a clause to the effect that if planning consent is granted for residential or commercial development on any of the land outlined in red or blue on the plan within a period of 20 years from the completion date, 25% of any increase in value will be payable to the Vendors.

## BASIC PAYMENT SCHEME

We understand the land has previously been registered on the Rural Land Register however, Basic Payment Entitlements are not included in the sale.

## SOIL TYPE

Slowly permeable, seasonally wet, slightly acid but base-rich loamy and clay soils.  
Grade 3 arable land.

## SPECIAL CONDITION

If sold in lots, the purchaser of Lot 1 will be responsible for erecting, and thereafter maintaining, a post and rail fence between points A-B on the sale plan within 3 months of the date of completion.

## LOCAL AUTHORITY

South Gloucestershire Council  
Council Offices  
Badminton Road  
South Gloucestershire  
BS37 5AF

T: - 01454 868686  
W: - [www.southglos.gov.uk](http://www.southglos.gov.uk)

## UTILITY COMPANY

New Supplies  
Bristol Water  
Bridgewater Road  
Bristol  
BS13 7AT

T: 0845 602 8022  
E: [newsupplies@bristolwater.co.uk](mailto:newsupplies@bristolwater.co.uk)

## SOLICITORS

Awdry Bailey & Douglas  
33 St John's Street  
Devizes  
Wiltshire  
SN10 1BW

T: - 01380 722311  
F: - 01380 721113  
E: - [Tony.awdry@awdry.co.uk](mailto:Tony.awdry@awdry.co.uk)  
F.A.O Tony Awdry

## PLANS, AREAS AND SCHEDULES

The sale plan has been prepared for guidance only and no guarantee or warranty as to its accuracy is given or implied.



