



Land off Stoneyard Lane

Oldbury Naite | Bristol | BS35 1RT

FOR SALE BY INFORMAL TENDER

GUIDE AS A WHOLE: £160,000

TENDER DATE – 12 NOON ON 23RD OCTOBER 2024





DESCRIPTION

A well located and attractive block of pasture land situated to the east of Hill Lane with access directly off the highway.

The land is available as a whole, or two lots. It comprises of three field parcels of productive grass land surrounded by mature well-established hedges. The Property extends to approximately 17.86 acres (7.23 hectares) as described below.

	Field Reference	Acres	Hectares
Lot 1	ST6294 7322	8.47	3.43
	ST6294 9223	2.64	1.07
Lot 2	ST6294 8415	6.75	2.73
	TOTAL	17.86	7.23

DIRECTIONS

Travelling from the market town of Thornbury, head north on Gloucester Road (B4061), turning left onto Butt Lane. After 0.4 miles continue onto Oldbury Lane and onto Foss Lane. Turn right at the crossroads onto The Naite. Access to Lot 2 will be found after approximately 0.6 miles next to our 'for sale' board.

ACCESS

Lot 1 is accessed via an agricultural farm gate immediately off Hill Lane. Lot 2 is accessed off Stoneyard Lane.

TENURE & POSSESSION

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

SERVICES

Mains water is connected to Lots 1 and 2. Should the property be sold in separate lots, the water supply will need to be subdivided. The cost of subdivision (including installation of a submeter) would be due to the purchaser(s) of Lot 2, together with the payment of the water consumed.

RIGHTS OF WAY, EASEMENTS AND COVENANTS

The property is sold subject to all 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.

SPORTING, TIMBER, & MINERAL RIGHTS

Manorial rights are reserved for part of Lot 1 – further information regarding such rights are available from Richard Hill at Shakespeare Martineau.

VIEWING

At any reasonable daylight hour by people in possession of these particulars.

PLANNING

Potential purchasers are free to make their own enquiries to the Local Planning Authority.

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.

WHAT3WORDS

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LOCAL AUTHORITY

South Gloucestershire Council, Badminton Road, Yate, Bristol BS37 5AF

T: 01454 868009

W: www.southglos.gov.uk

SOLICITORS

Shakespeare Martineau, 6 Queen Square, Bristol BS1 4JE

F.A.O Richard Hill

T: 01179 069407

E: Richard.Hill@shma.co.uk

AGENT NOTES

No Basic Payment Scheme de-linked payments are included in the sale. There are no live stewardship schemes associated with the Property.

Drainage rates are payable to the Lower Severn Internal Drainage Board. Details of which are below. Payment for the period 1/4/2024 to 31/3/2025 is set out below.

- ST6294 7421 8.5 acres = £34.62
- ST6294 9222 2.5 acres =£10.88
- ST6294 8415 6.7 acres = £27.62

The Property is sold subject to a development overage clause (uplift) if planning consent is granted for non-agricultural use (note change of use to private equestrian use shall not trigger the overage clause). The vendor and their successors in title will be entitled to 30% of the net increase in market value for each and every trigger event. The term of the overage clause shall be for a period of 25 years. Payment will be due upon implementation.

