



## FOR SALE

- 22.28 acres pastureland/woodland
- 13 miles from centre of Bristol
- 1 mile from East Harptree
- Good vehicle access from Western Lane
- Ideal for agricultural use

## Land At East Harptree

Western Lane, East Harptree, BS40 6DJ

Asking Price £200,000

## GENERAL

An opportunity to purchase a parcel of land totalling 22.28 acres (9.02 ha) just east of the Mendip Hills National Landscape. The land consists of undulating pastureland and woodland. There are two public footpaths which cross the land. The land can be accessed via a roadside gateway on Western Lane. There is a public footpath from Western Lane and a spring that runs along the south-east boundary.



## SITUATION

The land is south east of the beautiful village of East Harptree, approximately 13 miles from the centre of Bristol.

What Three Words: beside.tripods.earlobe



## SERVICES

There are no mains services connected to the land.

## DESIGNATIONS

Under the Bath and Northeast Somerset Local Plan, the land has the following designations:

- Area of Outstanding National Beauty
- Nitrate Vulnerable Zone
- Affordable Housing (CP9)
- Safeguarded Airport and Aerodrome Areas (ST8)
- Ecological network (NE5)
- Green Infrastructure (NE1)
- Site of Nature Conservation Interest (NE3)
- Strategic Nature (NE5)
- Priority Habitats
- CP3 Solar and Wind Landscape Potential
- Grassland Existing
- Woodland Strategic Network

## TENURE

Freehold with vacant possession.

## LOTING AND 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

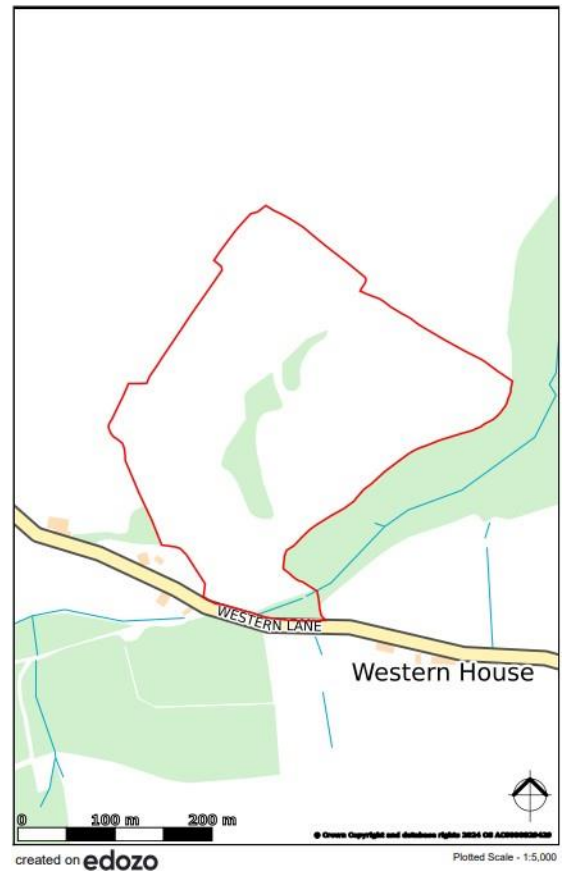
At any time during daylight hours with the usual courtesy shown to the occupier.

## LOCAL AUTHORITY

Bath and North East Somerset Council Tel: 01225-394041

Ref: WRU240024

Date: 8th October 2024



**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.