



FOR SALE BY PRIVATE TREATY

- 10.94 acres (4.42ha) of agricultural land with planning consent granted for an Organic Farm and Business with associated buildings and infrastructure (P19/17557/F)
- Located between Bath, Bristol and South Gloucestershire - Adjacent to The Cotswold Way
- Roadside access at three points off Wick Lane
- Kitchen Garden Farm & the Registered Business, together with an approved 5 Year Business Plan included as part of the sale

LAND AT BURY LANE

WICK, BRISTOL, BS30 5SW

A rare opportunity to establish a horticultural business consented on approximately 10.94 acres (4.42ha) of permanent pasture land, under planning reference P19/17557/E.

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GUIDE PRICE - £395,000

DESCRIPTION

The land extends to approximately 10.94 acres (4.42ha) of flat to gently sloping permanent pastureland, arranged in one field parcel, with straightforward direct roadside access at three points of Wick Lane. The land benefits from planning consent granted for the establishment of a horticultural business to include the relevant infrastructure and buildings associated, providing an excellent opportunity to form a unique enterprise in a desirable location.

The land is sold with the benefit of the existing business plan, submitted as part of the planning consent, together with the business known as 'Kitchen Garden Farm'.

The land is bordered by stock proof fencing, mature hedgerows, and trees, in the main, and is connected to mains water. There is also a shipping container with electricity and heating to be included within the sale.

LOCATION

The land is situated to the north east of the South Gloucestershire village of Wick, which provides everyday facilities including village shop, public houses, church, and primary school.

Junction 18 of the M4 motorway is within 5 miles of the land and offers links to the regional cities of Bristol (8 miles), Cardiff (46 miles), and London (111 miles).

The land offers far reaching views of the Cotswold Way, situated in an Area of Outstanding Natural Beauty.

AGENTS NOTES

- A public footpath crosses the land, joining at the south west access off Wick Lane, following the western boundary until it crosses the field to the north east.
- Please contact the agent for a copy of the proposed business plan.

SERVICES

We understand mains water is connected to the land.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are excluded from the sale.

PLANNING

Planning consent was granted on 5th November 2021 under planning reference 'P19/17557/F' for the 'erection of 2no. propagation houses and 1no. single storey equipment store building and one single storey staff welfare building and the construction of a gravel yard to access area'. The consent included an intention to grow fruit, salad crops, vegetables, and herbs, with a Truffle orchard.

The consent was subject to various conditions, which are in the process of being discharged and it is anticipated an implemented consent is to follow in due course, with therefore no time constraints for development.

VIEWING

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier.



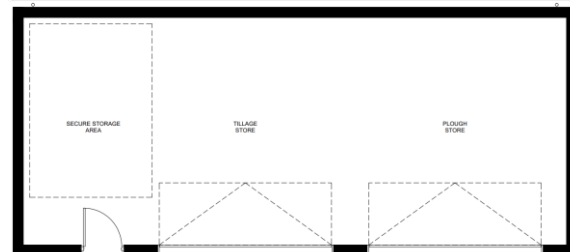
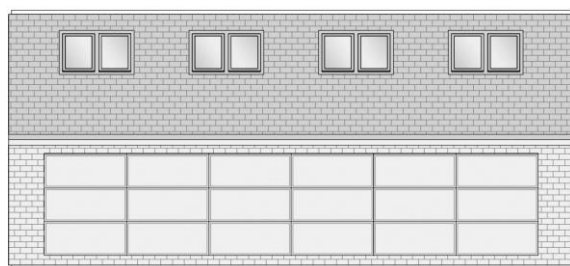
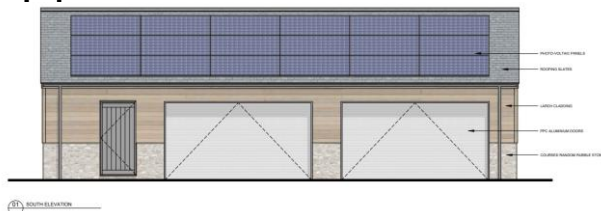
PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

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.

Buildings Schedule



Equipment Store



Training & Welfare Building



Propagation Houses



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Wroughton

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