



**Land & Stables at Bridgwater Road**  
Barrow Common, Lower Dundry, Bristol, BS41 8JP



# Land & Stables at Bridgwater Road

Lower Dundry, Bristol, BS41 8JP

11.52 acres pastureland and stables/tack room

- 11.52 acres of permanent pasture
- Wooden stables and tack room
- Water supply
- Mains electricity
- Set back from the road

**Guide Price**  
**£285,000**

Barley Wood Stables, Long Lane, Wrington, BS40 5SA  
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www.david-james.co.uk

## GENERAL

An opportunity to purchase a parcel of permanent pasture with stables to the south of Bristol, totalling 11.53 acres (4.66 hectares).

Set back from the main road, the land is laid to pasture with a mixture of sloping and flat topography. There is a concrete stable yard with seven stables of timber and corrugated roof sheet construction, lockable tack room, and wood store. The buildings total approximately 1,841 ft<sup>2</sup>.

There is electricity and a water supply to the stables but no fixed troughs in the fields. We understand that there is CCTV system on site but are not aware of whether this is operational.

The land is split across 4 parcels with post and rail fencing in reasonable condition, but some improvements may be required.

There is also a public right of way which borders and crosses the field.

## TENURE

The land is being sold freehold with vacant possession. There is currently a tenant in situ but we understand that vacant possession will be made available.

## DESIGNATIONS

North Somerset Council's Local Plan identifies that the land has the following designations:

- Aerodrome Safeguarded Zone
- Bristol and Bath Green Belt
- North Som. & Mendip Bats SAC Consultation Zone

The land is within Flood Zone 1 which has a low probability of flooding from rivers and the sea.

## SERVICES

Mains water & electricity connected to the stables. CCTV on site but we are not aware of whether this is currently operational.

## LOCATION

The land is situated just off the main A38 Bridgwater Road in the Barrow Common area approximately 5 miles south of Bristol and 9 miles from the main motorway network.

The land is accessible via a short stone track that abuts the A38 public highway and provides a parking area for 2 cars.

W3W: //custom.drill.intelligible

## SPECIAL CONDITIONS

The Vendor is considering an overage clause in the following terms:

“The Vendors and their successors in Title will be entitled to 25% of any increase in the market value attributable to the grant of planning permission for any change of use except agricultural or personal equestrian use for 25 years from the completion date of this sale.”

## VIEWING

Viewings of the land can be undertaken at any reasonable daylight hour with a set of particulars and the usual courtesy shown to current occupiers.

Please notify David James of your intention to view the property on the number listed.

## LOTING & 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.

## LOCAL AUTHORITY

North Somerset Council Tel: 01934 666666

Ref: WRU240031

Date: 8<sup>th</sup> November 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.



