



Land and stables at Barrow Hill, Bitton

Guide Price as a whole £485,000 to £540,000  
Freehold

COOPER  
AND  
TANNER



# Approx 27.16 acres and stables

## Barrow Hill

### Bitton, BS30 6LJ

 **Approx 27.16 acres**  **10 Stables**

#### Description

We are delighted to be able to offer for sale, as a whole or in three lots, this incredibly versatile equestrian yard located right on the edge of the village of Bitton. Although currently used for stables, the buildings would suit a wide variety of uses with lovely level land that also lends itself to a range of uses including conservation or agricultural, subject of course to any of the necessary consents.

**Lot one. As coloured red on the sale plan.**  
**Approx.11 acres of land and stables**  
**Guide price £275,000 to £300,000**

Access to this lot is directly from Church Road along a gravel access drive leading to a parking and turning area with space for several vehicles. A gate leads directly into the yard which is enclosed by hedges and post and rail fences.

The stables are arranged in three blocks. The block on the left comprises five boxes with a tack room/store at the far end. The right-hand block comprises three more boxes with two additional boxes/field shelters just beyond. There is a good steel portal framed agricultural building of approximately 174m<sup>2</sup> (1877 sq ft) with double doors to the side and end making it accessible with vehicles and trailers – ideal for hay and bedding storage or additional American Barn style stables.

Whilst the stables are in need of some repair, they provide an excellent basis to be able to create a yard that would suit many different disciplines or indeed an alternative use, subject to consents.

#### The land

The land lies to the north and west of the yard with access points from the yard making turnout straight forward. The land is level in aspect and has been subdivided into paddocks which could easily be altered to suit other grazing needs. The perimeter is fenced with a combination of post and wire fencing and mature hedges, which provide good natural shelter.

**Lot two. As coloured green on the sale plan**  
**Approx 8.29 acres of land**  
**Guide price £110,000 to £120,000**

Accessed via a right of way over the access road included in the sale of lot one, this parcel of pasture land would suit many different uses, including equestrian, agricultural, conservation or perhaps leisure. The land is level in aspect and is enclosed by a combination of post and wire fencing, mature hedges and trees.

**Lot three. As coloured blue on the sale plan**  
**Approx 7.76 acres of land**  
**Guide price £100,000 to £120,000**

Again, a superbly versatile parcel of pasture land that is level in aspect and suited to a wide variety of uses. This lot will benefit from direct road access from Fieldgrove Lane to the west. As with the other two lots this parcel is bound by post and wire fencing and mature hedges and trees.





### Services

Mains water is connected to Lot one via a mains water supply to the yard and then to the land via a water trough. We believe that there is a mains water supply in the road adjoining Lot two. However, interested parties must rely on their own enquiries in this regard. Easements will be granted over lot two for the benefit of lot 3 to allow for a water supply. Mains electricity connected to the stables.

### Rights of way

Lot two will be granted a right of way over the access drive leading from Church Road. There are three public footpaths that cross the land as shown by the broken green line on the location plan.

### Agents note

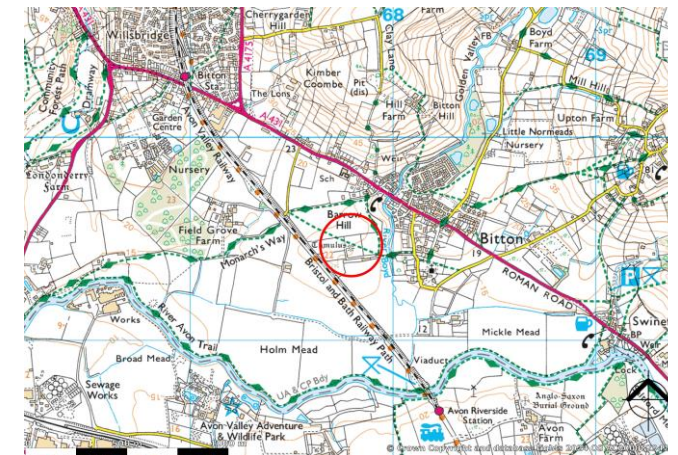
Lot one includes Barrow Hill burial mound which is classified as a Scheduled Monument.

### Boundaries

Lot two will be responsible for erecting and thereafter maintaining the boundary along the track between lot one and lot two. Lot three will be responsible for erecting and thereafter maintaining the boundary between lot two and lot three.

### Viewing

By appointment through Cooper and Tanner on 01373 455060 (option 2). Lots two and three can be viewed at any reasonable time on foot with a set of the sale details making sure that care is taken around livestock and dogs are kept on a lead.







## FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

COOPER  
AND  
TANNER

**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

