



Approx 26.91 acres Norton Malward, Nr Bristol
To be offered for sale in three lots

COOPER
AND
TANNER

Approx 26.91 acres Church Road Norton Malreward

 **26.91 acres**  **Consent for 3 stables, tack room and store**

Description

We are delighted to be able to offer to the market approximately 26.91 acres of productive and well maintained land that offers the potential to create a superb equestrian unit with Lot A having consent granted for stables and a mixed agricultural and equestrian use. The land is offered as a whole or in up to three lots making it suitable for a variety of needs and requirements with the potential for additional land by separate negotiation. Each lot benefits from a private position on the outskirts of the village and enjoys stunning panoramic views.

The land is accessed via a right of way over a good access track that is suitable for both agricultural and equestrian vehicles (as hatched black on the site plan).

Lot A

As coloured red on the site plan.

Approx 8.06 acres

Guide Price £175,000

This lot benefits from consent having been granted for change of use to a mixed agricultural and equine use. The vendors have already installed the concrete base, hard core access track and parking area, to a high standard, which now gives the buyer the opportunity to create a stable yard to suit their own requirements, subject to any changes to the approved plans. The current plans allow for the erection of a block of timber stables comprising three large boxes, a tack room and good sized hay and feed store with double doors to one end making access for bales straight forward.

The land is entirely level in aspect and is laid to pasture, surrounded by a combination of mature hedges, trees and stock fencing, which has been recently installed, again to a high standard

If Lots A and B are purchased together the small area show as hatched blue on the sale plan will be including in the sale to allow both lots to be linked and accessed from each other.

Lot B

As coloured blue on the site plan

Approx 7.92 acres

Guide Price £95,000

Another super level parcel of land that is currently planted with a legume and herb rich sward. The land is enclosed on three sides by good mature hedges, giving a good sheltered paddock, and then stock fencing on the fourth.

If Lot B is bought independently from the other two lots then an access track will be included along the northern boundary of Lot C

Lot C

As coloured yellow on the site plan

Approx 10.93 acres

Guide Price £130,000

As with the other two lots, this parcel has been very well maintained and is level in aspect. Access will be provided via the access track, hatched black. It too is planted with a legume and herb rich sward.



Mature hedges on two boundaries give good natural shelter with stock fencing on the other two boundaries.

Location

Norton Malreward is a charming village just to the south of Bristol and has a network of lanes providing good outriding. Together with the bridleway running along the hatched black access track, which Lots A and C benefit from direct access onto.

The area offers a range of competition and training venues including Collective Equestrian (3 miles) and Mendip Plains (11 miles) and Church Farm Equestrian and Pony Club Centre (4 miles). There are a choice of Pony Clubs locally including Mendip, Syston and Banwell and hunting with the Mendip Farmers.

Local Council

Bath and North East Somerset

Planning

Planning reference 18/03114/FUL. Details and plans are available to download from Bathnes.gov.uk or from Cooper and Tanner.

Services

Mains water is connected to each lot via a metered supply. The vendor will retain a right of access to read the meter and charge each lot for water used.

Rights of Way

There are no footpaths crossing the land. The hatched access track is a public bridleway.

Each lot will be granted a right of access for agricultural and equestrian use over the access track hatched black.

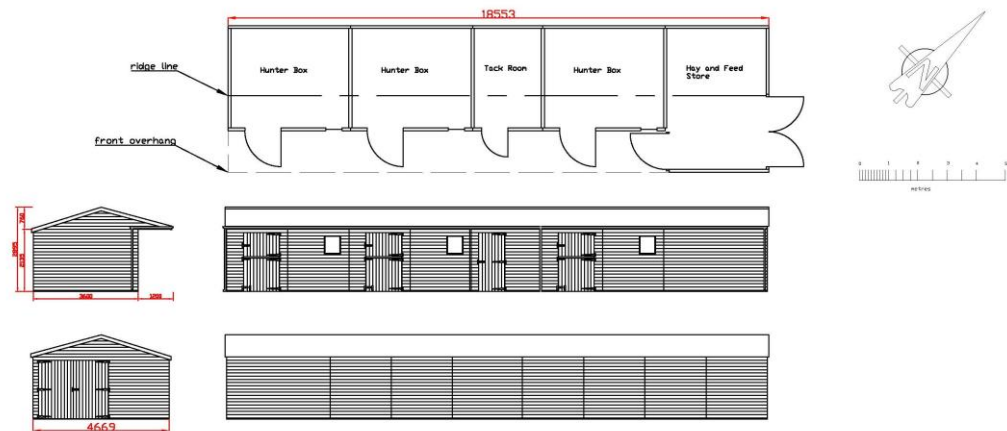
Agents note

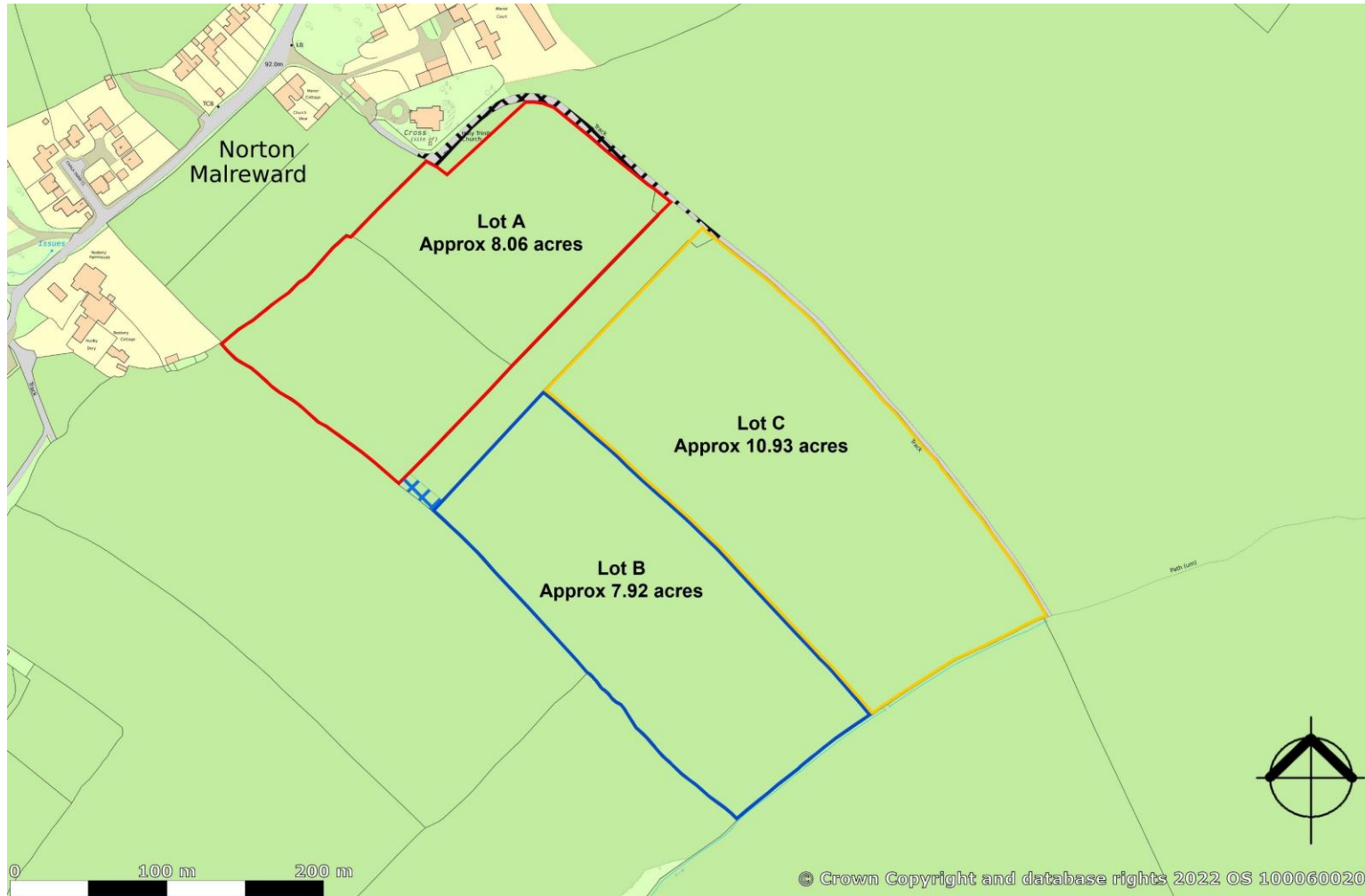
The strip of land between Lots A and B and C is a light aircraft runway which is used periodically

Directions

From the A37 at Belluton take the B3130 towards Chew Magna. Before the village of Chew Magna take the turning on the right hand side to Norton Malreward. Follow this road and bear right and then right again into the village of Norton Malreward. Take the turning on the right towards the church and the gate leading to the access track will be found in front of you. Please park on the road and view the land on foot as the gates leading to the access track do get locked. Please show consideration to the neighbouring properties when parking.

What3words: Hatch.runs.slowly





FROME OFFICE

telephone 01373 455060
 6 The Bridge, Frome, Somerset BA11 1AR
frome@cooperandtanner.co.uk



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.

