



33.55 acres (13.57 ha) of Investment Land
at Norton Lane, Norton Malreward, Bristol, BS39 4EZ
Guide Price £250,000 Freehold (Subject to an existing AHA tenancy agreement)
A ring-fenced block of 5 arable and grassland parcels



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TANNER



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Description

An opportunity to acquire a unique investment property comprising of an attractive block of arable and grassland with a small woodland belt, currently generating a rental income of £2,200 per annum.

The property comprises of a ring-fenced block of 5 level and gently sloping parcels of grade 3 arable and grassland fields together with a small woodland belt, situated in the popular village of Norton Malreward, just 2 miles south of Bristol.

The land benefits from access directly off Norton Lane to the north, or Church Road in the village of Norton Malreward to south, with views across the Chew Valley and Mendip Hills to the south.

Existing Tenancy Agreement

The land is currently let on an Agricultural Holdings Act tenancy, with the potential for one remaining succession, subject to a successor being able to meet the eligibility and suitability tests.

A copy of the tenancy agreement can be viewed by interested parties.

Location

Norton Malreward is a small, picturesque somerset village located approximately 2 miles from the southern edge of Bristol and 4 miles from Keynsham.

The land is situated 1.5 miles west of the A37, which provides easy access to Bristol and Bath.

Lotting

The property is being offered as one single lot.

Public Rights of Way

A public footpath crosses east to west along the southern grassland field, accessed directly off Church Road.

Uplift Clause

The property will be sold subject to a 25% uplift for any development other than agricultural and equestrian over 25 years from completion.

Third Party Rights

We are informed there is a licence in favour of neighbouring properties giving rights to a septic tank and effluent drain, together with a pedestrian right of way in favour of a neighbouring property.

Method of Sale

The property is being offered for sale by an informal tender, with a tender date of 20th August 2025.

Viewing Arrangements

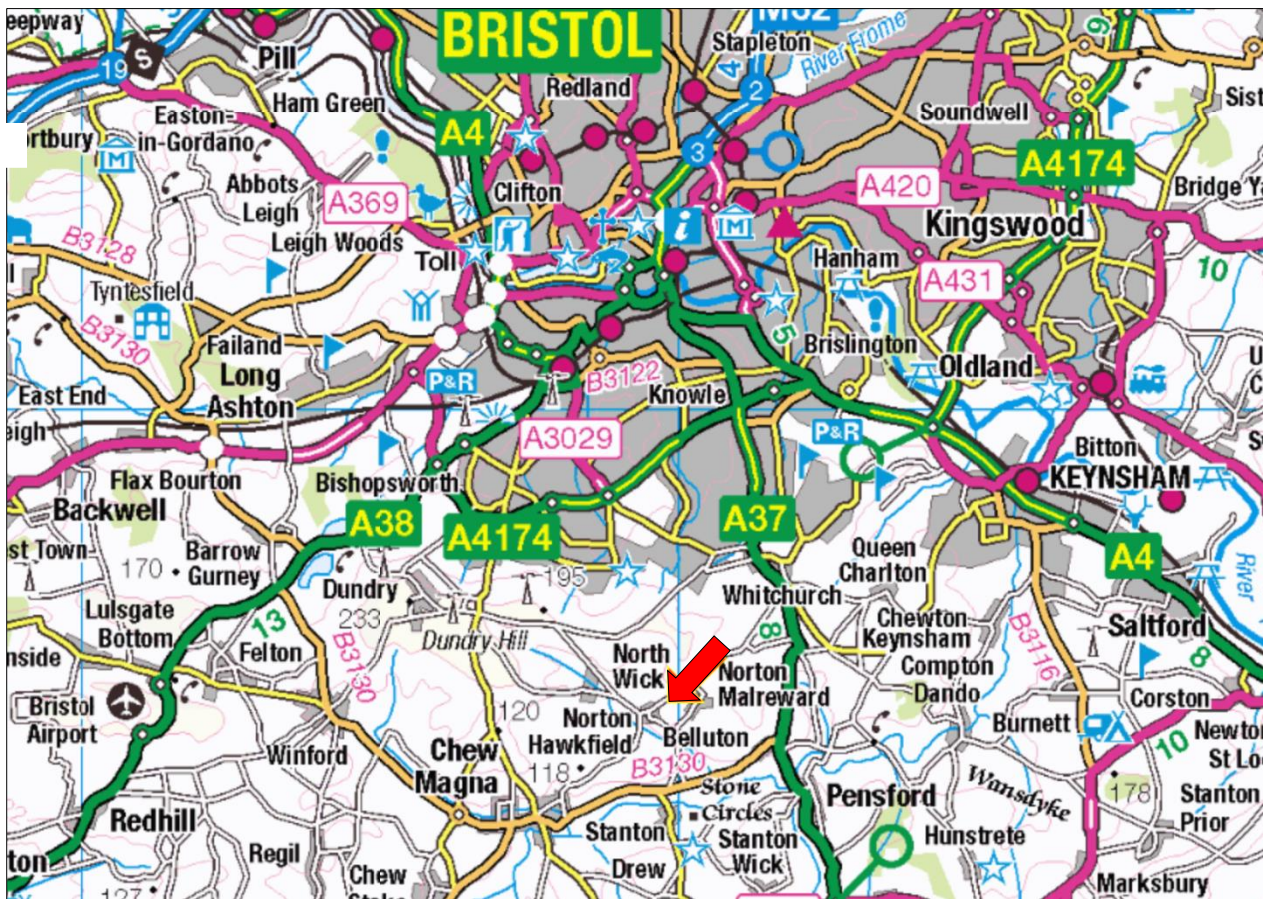
All enquiries, viewings and negotiations to be dealt with through the joint agents;

John Williams of Knight Frank
Telephone: 0117 3171 979
Email: John.Williams@knightfrank.com

Or

Richard Appleyard of Cooper and Tanner
Telephone: 01761 411010
Email: richard.appleyard@cooperandtanner.co.uk





What3Words Location: ///thinks.rivers.grand

Local Council

Bath and North East Somerset Council (BANES)

Services

We are informed that the property is connected to mains water.

Sporting and Timber Rights

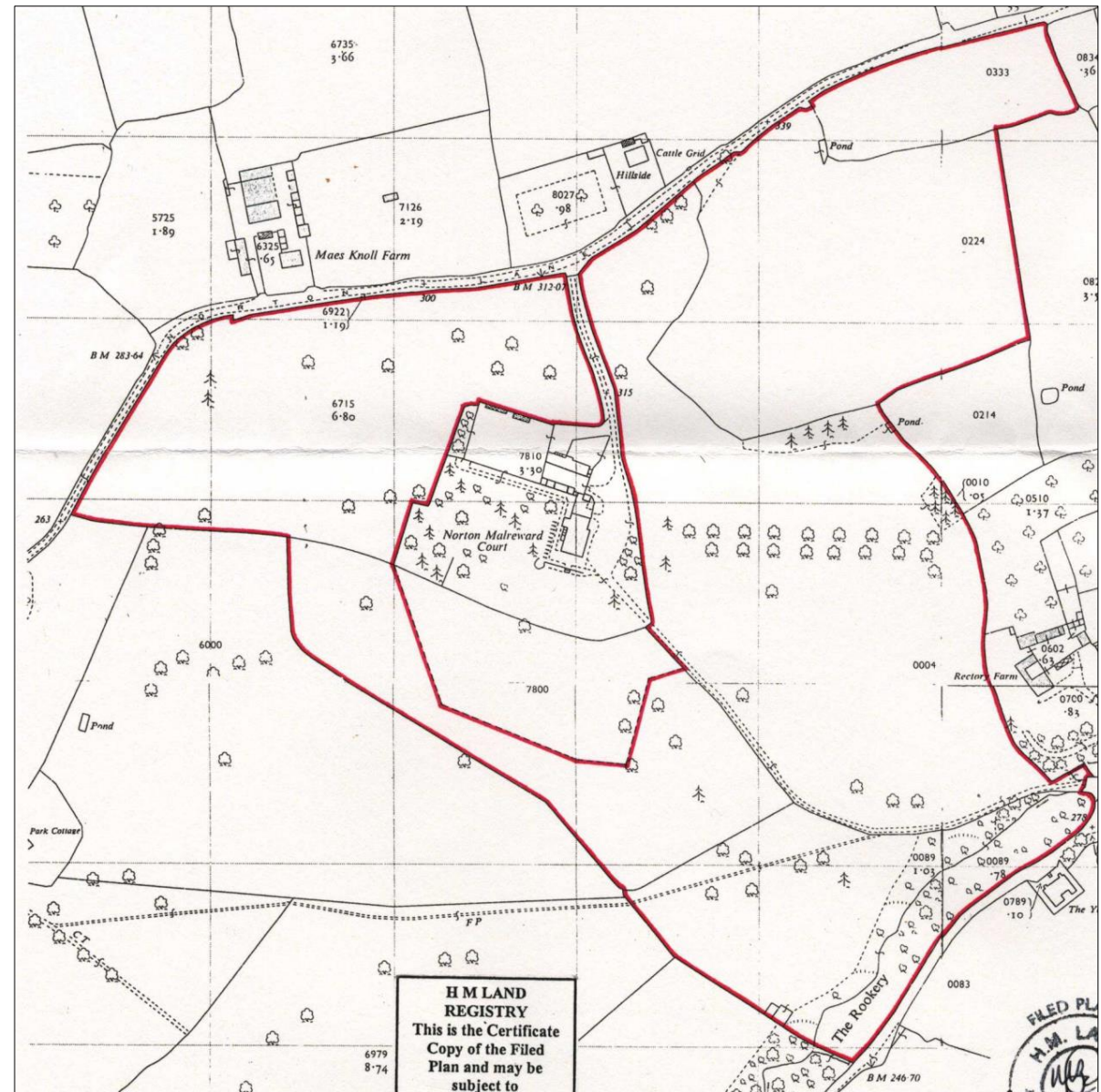
We are informed that the sporting and timber rights are in hand and included with the sale of the freehold.

Easements, Wayleaves & Rights of Way

The property is sold subject to the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not.

VAT

We are informed the property is not elected for VAT.



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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.