



Land at Bitton
Holm Mead Lane, Bristol, South Gloucestershire



BNP PARIBAS GROUP 

Land at Bitton Holm Mead Lane, Bristol, South Gloucestershire, BS30 6HU

A ring-fenced block of productive grassland bordering the River Avon.

Upton Cheyney 1.5 miles, Swineford 1.5 miles,
Keynsham 3 miles, Bath 6 miles, Bristol 7 miles

Productive grassland | Split into four enclosures
Edge of village location | Bordering the River Avon
Potential for alternative uses

About 87.19 acres (35 ha) in total

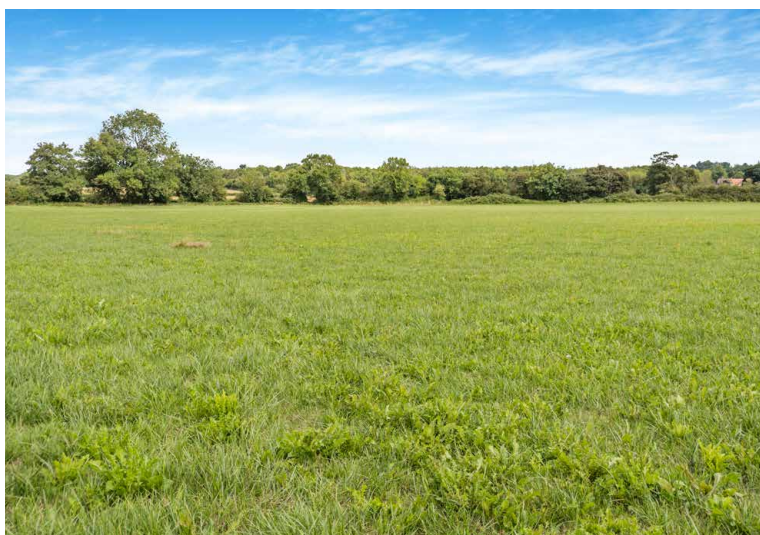
Available as a whole

Situation

The land is very well located just 1 mile to the south of the village of Bitton in south Gloucestershire and 3 miles to the north east of the town of Keynsham. The popular cities of Bath (6 miles) and Bristol (7 miles) are located within easy reach of the land and provide good transport links to the wider network. The River Avon borders the land on the southern boundary.

The farmland

The land at Bitton is a productive, ring-fenced block of temporary and permanent grassland. Extending to approximately 87.19 acres as a whole the land is currently utilised for agricultural purposes and divided into four good sized enclosures. Areas of woodland and mature hedgerows border the land providing an attractive outlook. The land provides the opportunity to continue farming as is and also holds potential for amenity and natural capital purposes and environmental management schemes to increase the environmental and bio-diversity aspects (subject to the correct consents).



General

Method of sale: The land at Bitton is for sale as a whole by private treaty.

Wayleaves, easements and rights of way:

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is a public footpath crossing over the land. Further details are available from the vendor's agent.

Basic Payment: The entitlements to the Basic Payment are not included in the sale.

Designations: The land lies within Flood Zone 3.

Access: Is via Holm Mead Lane an unregistered unadopted lane located to the north of the land. The access has been used for many years by the current owners for vehicular access to the land.

Sporting, timber and mineral rights: All sporting and timber rights are included in the freehold sale, in so far as they are owned. The mines and minerals are excluded from the sale.

Covenants and/or restrictions: There are restrictions / covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

Local authority: South Gloucestershire Council (southglos.gov.uk)

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors: BLB Solicitors, 1 Edgar Buildings, George Street, Bath BA1 2DU

What Three Words: ///bulb.status.epic

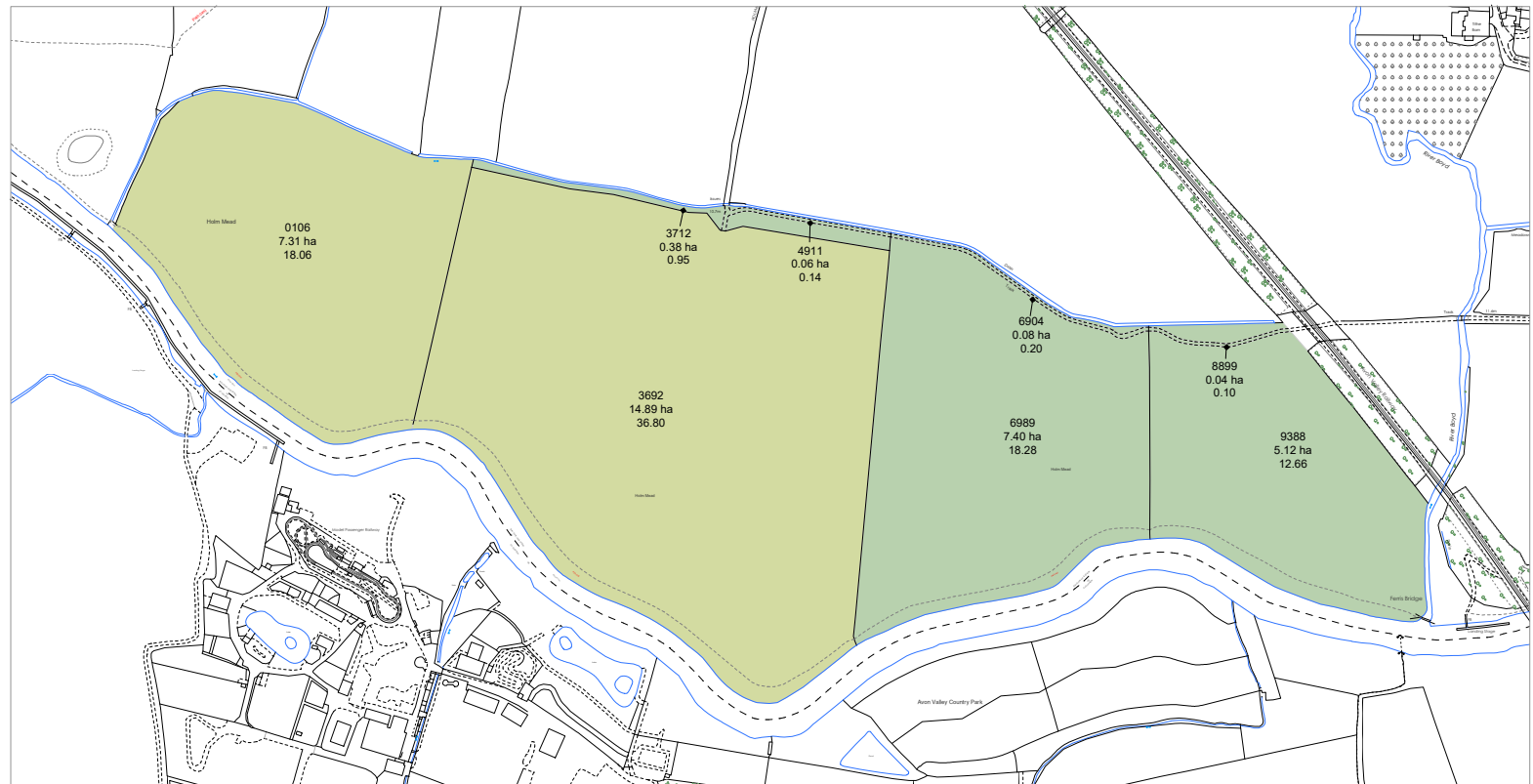
Guide Price: £740,000

Directions

From Bitton head south on Fieldgrove Lane for approximately 1 mile the gateway to the access track is on your left hand side after you have passed underneath the former rail way bridge.

Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Cirencester 01285 653101.



Land at Bitton

Total Area (35.28 ha / 87.19 ac)

Key

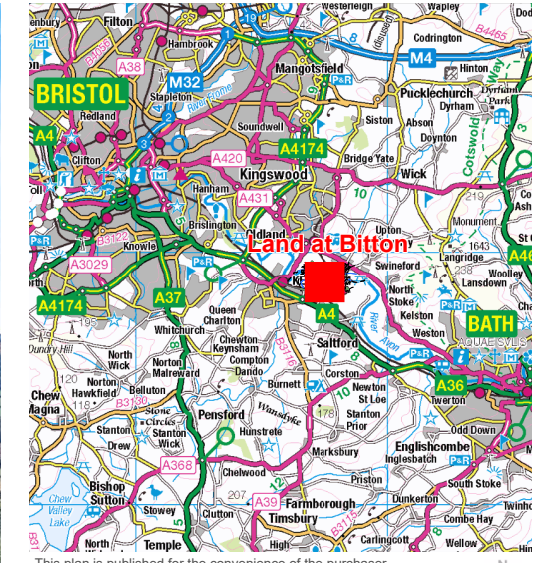
- Permanent Pasture
- Temporary Grass

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Not to Scale. Drawing No. X20157-01 | Date 28.07.23





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Not to Scale. Drawing No. X20157-02 | Date 24.07.23



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