59.83 Acres Of Land (24.21ha)

Blagdon, Bristol, BS40 7XL

Key Details

An attractive opportunity to purchase a ring-fenced block of agricultural land extending to 59.83 acres (24.21ha) or thereabouts, available as a whole or in two separate lots.

59.83 acres

Freehold

Guide Price

£450,000 (as A Whole)

- 59.24 acres (23.97 hectares)
- As a whole or in two separate lots
- Lot A - 49.66 acres £350,000
- Lot B - 10.17 acres £100,000
- Mains water connection



Gallery









An attractive opportunity to purchase a ring-fenced block of agricultural land, available as a whole or in two separate lots.



Description

SITUATION
Situated within a traditional Mendip Hills farming landscape characterised by livestock grazing and a strong rural agricultural character, the land is ideally situated for a grass based farming system with the land commanding exceptional views of the Mendip Hills and wider Somerset landscape.

The land is surrounded by farmsteads, rural dwellings and agricultural land, providing an opportunity for purchasers to extend and expand their existing agricultural operations, or the potential to develop a new or bolt-on agricultural unit (subject to obtaining the necessary statutory consents). The land has been well farmed and managed over the years and is an exciting opportunity for potential purchasers.

Lot A
Located to the north of Paywell Lane within a ring-fenced block extending to 49.66 acres of permanent pastureland across two distinct field parcels, with the land commanding breathtaking views of the Mendip Hills, Blagdon and Chew Valley Reservoirs and the Seven Estuary. The land is bordered by mature hedgerow and livestock fencing to part with some boundary trees present. The southern field parcel is subject to a Scheduled Monument (number 1006194 - Roman Settlement at Town Field).

The land is generally sloping in topography with the land being steeper to parts, but also offering more level areas. The land is classified as a mixture of Grade III, IV and VI under the DEFRA Land Classification map and is ideally suited for agricultural and amenity buyers. The land benefits from two points of access towards the southern and western boundary.

Centred with the northern field parcel is an area of scrub land known locally as a 'tump hole', however the remaining land remains suitable for both mowing and grazing purposes. Towards



Description

the north-west boundary, part of the land adopts a 'tail' alignment which runs parallel with third party telecommunications apparatus and reservoir infrastructure.

Lot B
The land is situated to the north of Paywell Lane providing 10.17 acres of permanent pasture across two distinct field parcels. the land is bordered by well maintained mature hedgerow and livestock fencing to part, with some hedgerow trees present. There is a natural pond present within the southern field parcel which extends to approximately 362sq.m (surface area) as illustrated on the site plan.

The land is slightly sloping in topography to parts and is classified as Grade III and IV under the DEFRA Land Classification Map and is ideally suited for a range of agricultural, equestrian and amenity buyers (subject to obtaining the necessary consents). The land benefits from two points of access along the southern boundary.

ACCESS
Lot A: The land benefits from a principle access off Paywell Lane via Rains Batch. Rains Batch has been improved over the years and comprises a well maintained tarmac lane, which runs alongside the western boundary of the land and connects to Paywell Lane to the South. Part of the access over Rains Batch is via a Right of Way for all purpose at all times, as hatched purple on the attached Site Plan.

There is a second point of access from Paywell Lane to the South, via Right of Way over land within the curtilage of Lot B (as indicated by the brown hatched area on the attached Site Plan).
Lot B: This land benefits from an independent access off Paywell Lane to the South.

STATUTORY DESIGNATIONS
The land is situated in an SSSI Impact Risk Zone, where planning applications are assessed for likely impacts on nearby SSSIs/SACs/SPAs and Ramsar sites. The land is situated within the Mendip Hills National Landscape. The southern field parcel of Lot A is subject to a Scheduled Monument called ‘Roman settlement at Town Field’ (as marked blue on the attached site plan).

TOWN AND COUNTRY PLANNING
The land, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, resolution or notice which may be, or may come to be, in force, and also subject to any statutory provisions or byelaws, without any obligation on the part of the vendors to specify them. The purchaser shall be deemed to have full knowledge of, and to have satisfied themselves about, the provisions of any such matter affecting the property.

DEVELOPMENT CLAWBACK
The land and building are being sold free of any development clawback provision.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES (ELMS)
The land is not subject to any existing ELMS, as far as we are aware.

Description

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS
The northern parcel of Lot A is subject to a public footpath (ST|AX|5/17) which traverses the land, as dashed orange on the site plan. We have been informed by the sellers that to the best of their knowledge a footpath traverses Lot B (as shown by the green dashed line on the site plan), however, there is no public record of this footpath and interested parties should satisfy themselves with what may or may not exist.

We understand from the seller that part of Rain's Batch falls within the boundary of the land. There is a bridleway (ST|AX|5/19) that traverses Rain's Batch. We are also of the understanding that there will be third parties with right of way access over Rains Lane.

We have been informed that a mains water pipeline crosses part of Lot A and Lot B and understand that the relevant easement exists, which we understand connects to the compound owned by Bristol Water to the North-West boundary. We have not been provided with a copy of the easement or informed of any further details.

The purchasers of Lot B will own the land which is cross-hatched brown on the site plan. However, a right of way for all purposes at all times will be granted to the purchaser of Lot A to provide access off Paywell Lane, via the existing access.

The property is sold and so far as required by the Vendors will be conveyed subject to all easements, quasi-easements, privileges and advantages (whether way of water, drainage, light or laying and maintaining water and other pipes or mains of any nature whatsoever) for the benefit of any other property as the owner, tenants or occupiers thereof now or have been accustomed to use, enjoy or exercise. The property is sold subject to all easements and wayleaves of telegraph and telephone poles and stays and wires, and electric pylons, pipes (whether poles and cables, water, gas and other referred to in these Particulars or not) at present erected on and passing over or under the property, and subject to the Agreements affecting the same (if any) and to the Town and Country Planning Scheme, or County, Local Authority or any other statutory body affecting the same.

AGENTS NOTE
We have been informed that parts of the southern field parcels of Lot A and Lot B have historically had traces of lead within the soil. Over the years the landowner has regularly applied lime to the affected areas. We understand the remainder of the land is unaffected, although lime has been applied across the holding as a whole. Interested parties should make their own enquiries and undertake any soil testing that they deem fit in order to satisfy themselves in this regard.

It is noted that at present there is no access between the two field parcels that form Lot B and it will be to the discretion of the eventual buyer of Lot B, where an access is to be located (subject to any necessary consent which may exist). In the event that Lot A and B are purchased by different parties, it will be the joint responsibility of the purchasers of Lots A and B to erect a stock proof fence between points X-Y on the site plan. The exact specification of the fence is to be negotiated and agreed between the purchasers with the fence to be erected within 6 weeks of completion.

Services & Additional Information

Services & Outgoings

We understand the land has a mains water connection, with two livestock drinking troughs present, one of which is shared between the two lots.

We have been informed that there is spring-fed pond on Lot B. This is not metered and potential purchasers should make their own enquiries regarding the water quality.

We are not aware of any outgoings relating to the land.

Flooding

The land is located within Flood Zone 1, as defined by the Environment Agency, and we have been informed by the sellers that the land has never flooded.

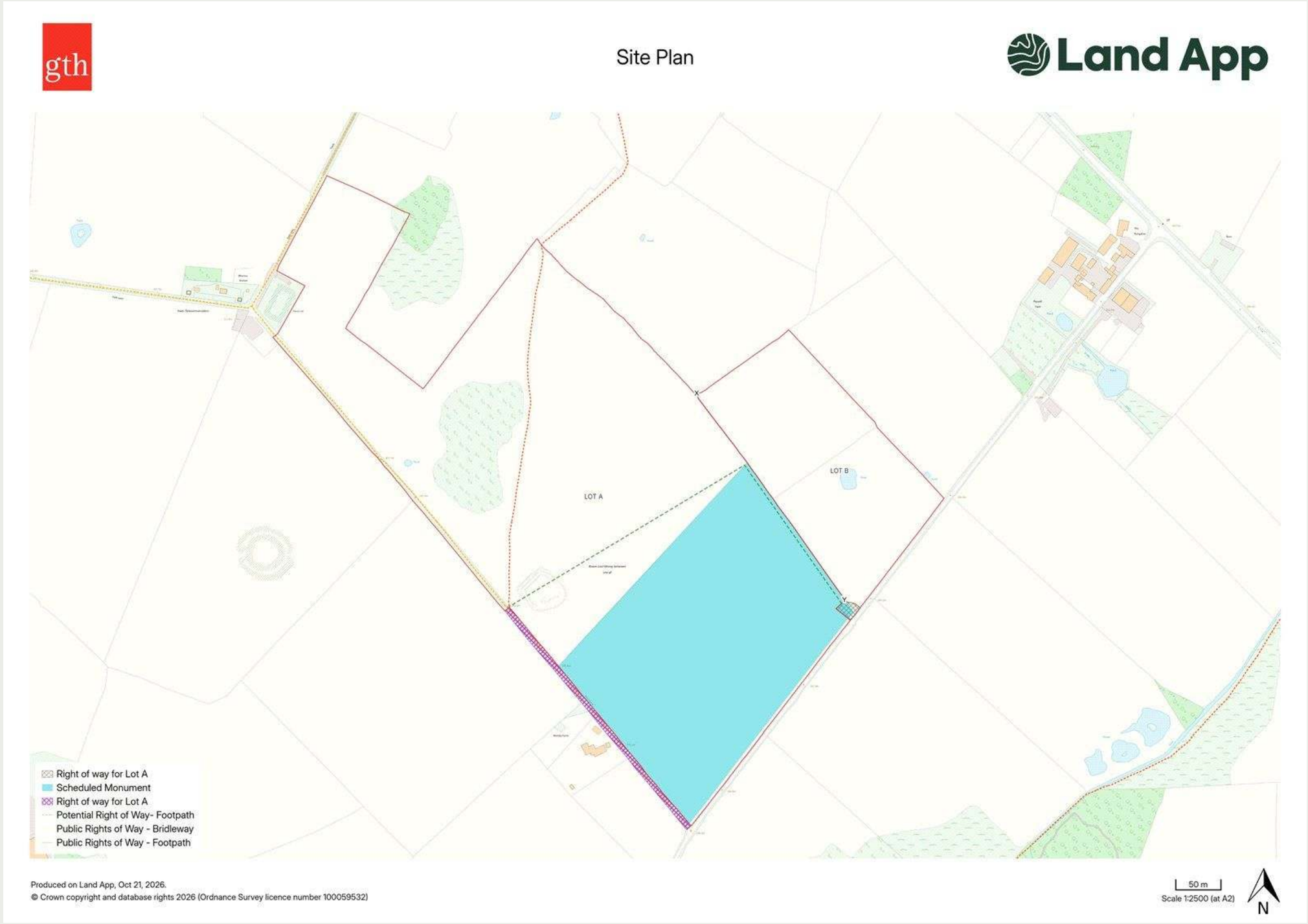
Planning

The land, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, resolution or notice which may be, or may come to be, in force, and also subject to any statutory provisions or byelaws, without any obligation on the part of the vendors to specify them. The purchaser shall be deemed to have full knowledge of, and to have satisfied themselves about, the provisions of any such matter affecting the property.

Rights & Restrictions

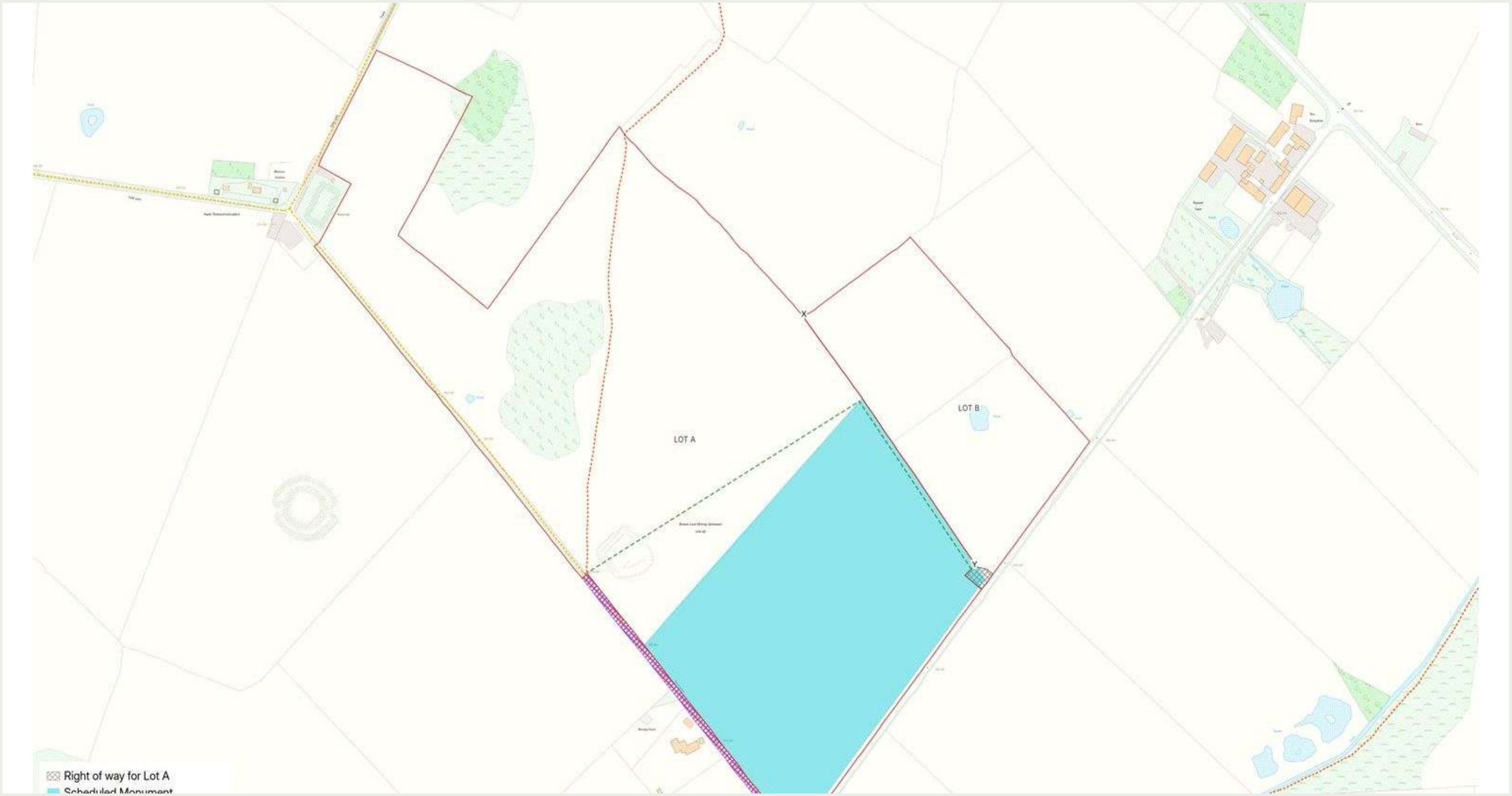
Please see main description.

Plans


gth
Site Plan
Land App
LOT A
LOT B
Right of way for Lot A
Scheduled Monument
Right of way for Lot A
Potential Right of Way- Footpath
Public Rights of Way - Bridleway
Public Rights of Way - Footpath
Produced on Land App, Oct 21, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)
50 m
Scale 1:2500 (at A2)
N

Directions

What3Words: ///streak.origin.manly



Important Notices

Disclaimer & Important Information

Greenslade Taylor Hunt, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

For clarification we wish to inform any prospective purchasers that whilst we endeavour to make our sales particulars as accurate and reliable as possible, they have been prepared as a general guide. If there are any points which are of particular importance to you, please contact the office, especially if you are contemplating travelling some distance to view the property.

Any areas, measurements or distances are approximate and any room sizes provided should not be relied upon for carpets or furnishings. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not carried out a detailed survey, tested any services, equipment, facilities or appliances. Purchasers must satisfy themselves by inspection or otherwise.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard.

Viewing Health & Safety Policy

In accordance with our Health and Safety policy all parties undertaking viewings do so at their own risk. In the event of the property being a site with associated risks/renovation requirements, and if so directed by a member of GTH viewers must wear their own appropriate Personal Protection Equipment (PPE).

Viewers must be vigilant when viewing working farms/land, particularly around the farmyard and in fields containing stock. All potential purchasers are asked to observe the country code and close all gates.

If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) we/the seller cannot be held liable for any damage or personal injury or associated claim for compensation.

Contact Us

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Viewings strictly by appointment with the agents, Greenslade Taylor Hunt.

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