



gth

LAND OFF GRAVEL HILL, REGIL, NR CHEW STOKE, BRISTOL

3.7 acres (1.50ha) of Pastureland
at Gravel Hill, Regil, Nr Chew Stoke, Bristol, BS40 8BN
(nearest postcode)
Available as a whole or as two Lots.

Suitable for a range of agricultural, equestrian and amenity uses, subject to
obtaining any necessary statutory consents

Freehold Guide Price(s):

As a whole £150,000

Lot A—£75,000

Lot B—£75,000

DESCRIPTION

A rare opportunity to acquire level pastureland at the heart of the Chew Valley, either as a whole or as two single Lots, commanding outstanding views of the wider Chew Valley regions and the foothills of the Mendip Hill's National Landscape.

The land is bordered by mature hedgerow boundaries and hedgerow trees to part, with the land being classified as Grade III under the Defra Land Classification Map. The land is ideally suited to a range of agricultural, equestrian and amenity uses, subject to obtaining the necessary statutory consents.

LOTING

As a whole the land extends to 3.7 acres (1.50ha) or thereabouts and is being offered as a whole, or available as the following two separate Lots;

Lot A: 2 acres (0.81ha) of level pastureland at Gravel Hill, Regil, Bristol

Lot B: 1.70 acres (0.69ha) of level pastureland at Gravel Hill, Regil, Bristol

ACCESS

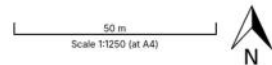
The land benefits from an existing gated access off the highway more formally known as 'Gravel Hill' to the south (as indicated by point A on the Site Plan), which will service the land if sold as



3.70 acres of pastureland at Gravel Hill, Regil



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a whole. If sold as two Lots, Lot A will utilise the access as marked 'A' on the Site Plan and Lot B will be accessed via a right of way for all purposes at all times over the area as hatched brown and marked 'C' on the Site Plan, in order to access the land.

SERVICES

The land does not benefit from any main services being connected, however we have been informed by the seller that there are connections nearby.

OUTGOINGS

None known to exist.

METHOD OF SALE

The land is offered for sale by Private Treaty.

CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the site.

TENURE & POSSESSION

The land is sold as freehold tenure with the benefit of full vacant possession on completion.

STATUTORY DESIGNATIONS

The property is within open countryside and is located in the Bristol and Bath Green Belt. We are not aware of any other

statutory designations upon the land.

BASIC PAYMENT SCHEME/SUBSIDY PAYMENTS

The land has previously been claimed for the Basic Payment Scheme purposes and the seller will retain all delinked payments from 2024 onwards.

The land is currently not entered into any Environmental Land Management Scheme (ELMS), to include the Sustainable Farming Incentive or Countryside Stewardship Mid-Tier or Higher Tier.

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 which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land 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 there of now or have been accustomed to use, enjoy or exercise. The property is sold subject to all easements and wayleaves of telegraphic 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 offering the same (if any) and to the Town and Country Planning Scheme, or County, Local Authority and any other statutory body affecting the same.

DEVELOPMENT CLAWBACK

The land is being sold free of any development clawback provision, which will mean that any benefit of any subsequent change of use and/or planning permission will be retained by the purchaser without the need to pay an uplift to the predecessors in title.

RESTRICITVE COVENANT

The land is being sold free of any restrictive covenants.

AGENTS NOTE

The seller is to erect a gateway (as marked ‘E’ on the Site Plan) and fenceline to comprise wooden posts and two strands of plain wire between the points as marked ‘D-E’ on the Site Plan, within 6 weeks post completion, with the seller to become responsible for the maintaining, repairing and replacing obligations of said fenceline.

If the land is purchased as whole then the purchaser will become responsible to erect a stock proof fenceline (as a minimum to comprise wooden posts and two strands of plain wire), between the points D-B-C on the Site Plan, within 6 weeks post completion, with the purchaser to become responsible for the repairing, maintaining and replacing obligations of said fenceline.

If the land is purchased as two Lots, then the purchaser of Lot A will be required to erect a stock proof fenceline (as previously detailed) between Points B-C, with the purchaser of Lot B being required to erect a fenceline (as previously detailed) between Points B-D, within 6 weeks post completion. In addition, the seller will be responsible to erect a fenceline (as previously detailed) between Points A-B, with the eventual purchasers of Lots A & B to adopt the repairing, maintaining and replacing obligations on an according to user basis, (for the fenceline ‘A-B’).

If the land is purchased as two Lots, then it is to be noted that the purchaser of Lot B will adopt repairing, replacing and maintaining obligations over the area of track as shaded brown on the Site Plan (right of way).

HEALTH AND SAFETY

Our Health and Safety policy requires that all interested parties undertaking viewings, if accompanied by a member of GTH staff, must wear their own Personal Protective Equipment (PPE). If interested parties do not adhere to our policy and view the property unaccompanied (or without PPE) then they do so at their own risk, and we/the seller cannot be held liable for any personal injury or claim for compensation.

FLOOD RISK

We have been informed that to the best of their knowledge the sellers are no aware of the land to have ever flooded.

DIRECTIONS

From Bristol International Airport, proceed south on the A38 for approximately 1.5 miles. Turn left into New Road and proceed into Kingdown Road and then right into Redding Pit Lane. Continue through the village of Regil, proceeding along the street and at the fork in the road turn left into Lower Strode. Proceed along Lower Strode turning left on to Gravel Hill where the land can be found on the left hand side as identified by one of our For Sale boards.

WHAT.3.WORDS

For the exact location download the app and enter;

LOT A: ///fattest.digit.forkful

LOT B: ///launch. Jubilant.placed

VIEWING

Viewing by arrangement, by contacting the agents on the details below.

AGENTS

Greenslade Taylor Hunt , Chancellors Pound, Redhill, Bristol, BS40 5TZ

Tel: 0117 203 5577 Email: farms.redhillbristol@gth.net

Viewing

Strictly by appointment with the agents
Greenslade Taylor Hunt.

Chancellors Pound, The Pound, Redhill,
Bristol, BS40 5TZ

Email: farms.redhillbristol@gth.net

Tel: 0117 203 5577



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