

# The Tithings, Nibley Lane, Nibley, South Glos, BS37 5JG

Sold @ Auction £210,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ APRIL LIVE ONLINE AUCTION
- FREEHOLD EQUESTRIAN Paddock
- 2.5 ACRE PARCEL | VEHICULAR ACCESS
- SCOPE FOR WIDE RANGE OF USES STP
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold 2.5 ACRE PARCEL OF EQUESTRIAN LAND with vacant possession and vehicular access.

# The Tithings, Nibley Lane, Nibley, South Glos, BS37 5JG

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**  
\*\*\* SOLD @ APRIL LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £50,000 +++  
SOLD @ £210,000

ADDRESS | The Tithings, Nibley Lane, Nibley, South Glos, BS37 5JG

Lot Number 40

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30  
Registration Deadline is on Monday 21st April 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £50,000 - £100,000 for this lot.

### THE LAND

The tithings is a Freehold 2.5 acre parcel of equestrian paddock with vehicular access from Nibley road and just 3 miles from the edge of Bristol. Separate metered Wessex water supply to a horse trough within the enclosure.

Electric supply cable directly into the enclosure ready for connection ( Meter has been applied for - refer to legal pack )

We are informed the land is well drained and there is no right of way from any adjoining paddocks.

Sold with vacant possession.

Tenure - Freehold

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

2.5 ACRES | EQUESTRIAN

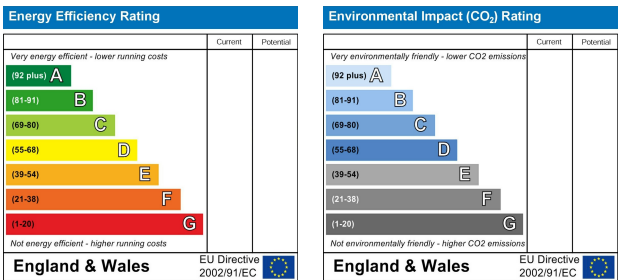
The paddock has been used for equestrian purpose's for many years but would suit a wide range of uses in this convenient location close to the local villages.

Interested parties should note similar nearby paddocks have permanent equestrian facilities.

All subject to gaining the necessary consents.

## Floor plan

## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.