



Land & Stables, Church Lane, North Nibley, GL11 6DN

Guide Price £300,000

HUNTERS[®]
EXCLUSIVE

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DESCRIPTION

A rare opportunity to purchase eight high quality stables and tack room set within a 12.69 acre paddock. Located on the edge of North Nibley this 12.69 acres paddock is well connected with gated access.

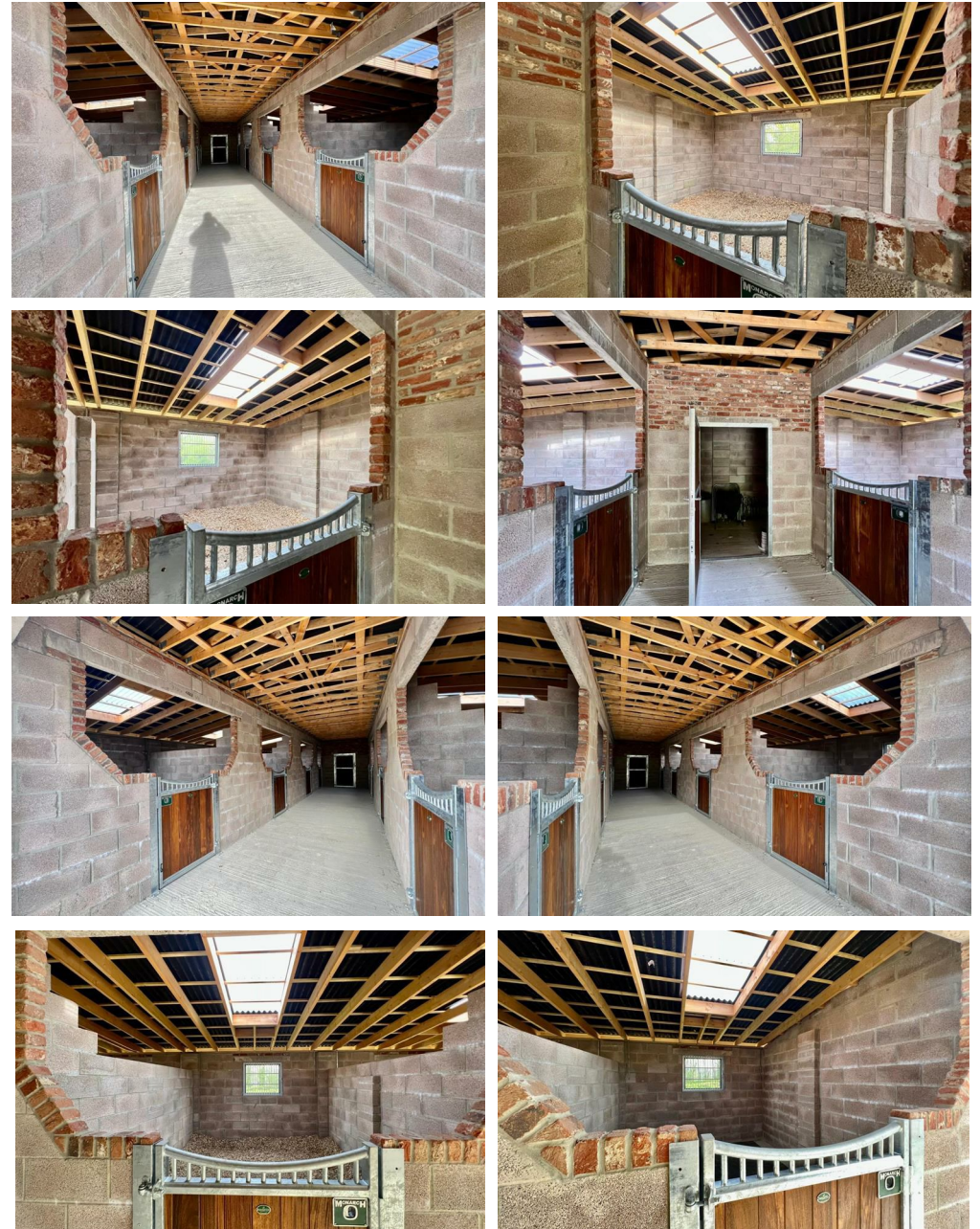
Located in the Cotswolds this charming and sought after village lies between the rural market towns of Wotton under Edge, Chipping Sodbury and Tetbury. Being in an area of Outstanding Natural Beauty it has lovely countryside surrounds yet still offers easy access to Bristol, Bath, M5 and the M4. An ideal location for families, commuters and outdoor enthusiasts. There is a Primary School, Church, Public House plus the very popular Katharine Lady Berkeley's Secondary School (which is approximately 2.5 miles away).

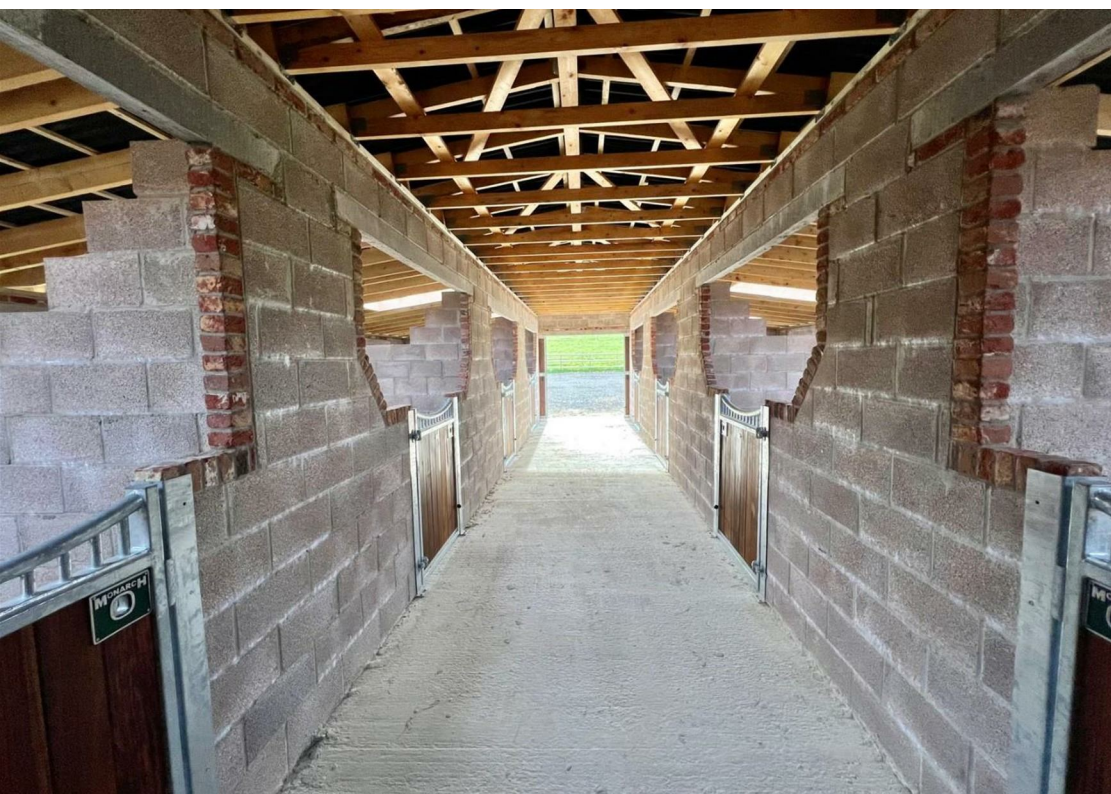
Please note that the acreage has been provided by the seller and this would need to be verified by any potential purchaser.

- Eight Stables & Tack Room
- 12.69 Acre Paddock (approximately)
- Parking
- Gated Access
- Village Location

Agents Note

There is an overage clause on the land for development of anything other than private equestrian use. A percentage to be paid to the previous owner of the land.







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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.