



Top Field @ Redlynch Lane, Keynsham, Bristol, BS31 2SN

Guide Price £200,000

Hollis Morgan – A Freehold 6.6 ACRE PARCEL OF LAND with EQUESTRIAN PLANNING and ideally located for STRATEGIC DEVELOPMENT given the residential expansion of nearby Keynsham.

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THE LAND

ADDRESS | Land at Charlton Road / Redlynch Lane, Keynsham, Bristol BS31 2SN

A charming Freehold parcel of land comprising circa 6.6 Acres | 2.67 Hectares of mature paddock in an elevated position with fine views and established vehicular access on the corner of Redlynch Lane and Charlton road.

Sold with vacant possession.

THE OPPORTUNITY

EQUESTRIAN PADDOCK

The paddock has the benefit of planning for equestrian use (Since may 2001) with access to mains water / electricity and scope for Stables and Ménage subject to consents. Please refer to online legal pack.

STRATEGIC DEVELOPMENT

The land is located close to the thriving market town of Keynsham which has expanded rapidly in recent years. Interested parties should note (HELAA) Housing and Economical Land Availability Assessment Availability - UK GOV data base reference CDAN34 which classifies the land as being potentially Deliverable and Developable subject to the necessary consents.

UPLIFT CLAUSE

Given the likelihood of residential development on the land the vendors have issued an uplift clause of 20% over 25 years. Please refer to online legal pack.

LOCATION

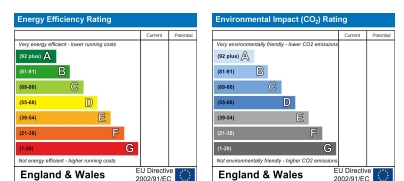
The land is located near Queen Charlton and Chewton Keynsham, approximately two miles south of Keynsham High Street and Train Station and equidistant to both Bristol and Bath.

Keynsham has an excellent range of local amenities, independent traders and excellent transport links to both Bristol and Bath via the Bath road.

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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





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