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LAND TO THE SOUTH OF GAUNTS EARTHCOTT LANE

ALMONDSBURY, BRISTOL, BS32 4JR

Auction Guide £450,000+

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FOR SALE BY AUCTION

This property is due to feature in our online auction on 24th April 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment.

SUMMARY

GRADE 3 PASTURELAND - APPROX. 47.85 ACRES (19.36 ha)

LOCATION

Gaunts Earthcott is a small Hamlet located in the Parish of Almondsbury, South Gloucestershire. It is located approximately 2.5 miles (4 km) from Rudgey and the A38 road and about the same distance from Frampton Cotterell and Winterbourne.

The village is located close to the interchange between the M4 and M5 motorways.

DESCRIPTION

The Land at Gaunts Earthcott is an excellent parcel of well-managed, fertile pasture extending to about 47.85 acres (19.36 ha). The land is level to gently sloping in places and is divided into a series of useful sized paddocks, ideal for grazing livestock or horses as well as mowing for hay and silage. The land is classed as Grade 3, good quality land and is bordered by mature hedgerows, in the main. There is access to the highway, from a shared access track with neighbouring residential properties. The fields are well suited for large modern agricultural machinery and equipment. In recent years, the land has been used for grazing with sheep and hay making.

SERVICES

There is mains water connected to the land and an electricity pylon located within the land.

WAYLEAVES, EASEMENTS, RIGHTS OF WAY

The land is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all existing rights of way whether public or private including wayleaves, easements, covenants, restrictions and obligations whether specifically referred to in these sale particulars or not. The buyer shall be deemed to have full knowledge of the boundaries and the ownership thereof. There is a public footpath which runs diagonally across the 'middle' parcel of land, leading to the neighbouring golf course.

OVERAGE CLAUSE

The sale will be subject to an Overage Clause to the effect if planning permission is granted for anything over and above agricultural or private equestrian use, for a period of 30 years, 25% of the uplift in value will be payable to the Vendor, or their successor in Title.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights, mineral and standing timber rights are included as far as they are owned.

SCHEMES

The land has not been entered for any SFI and thus creating useful opportunities to submit a suitable application and benefit financially and environmentally. It is considered that the land would be an ideal candidate for Biodiversity Net Gain schemes and any Developers seeking to offset their projects.

LOCAL AUTHORITY

South Gloucestershire Council 01454 868009
beta.southglos.gov.uk

DIRECTIONS

From the A38, take a left on to the B4427, Church Road and follow until you reach a right turn onto Old Gloucester Road. Follow this road for approximately 1.15 miles until you reach a sharp bend, turn right at the bend on to Gaunts Earthcott Lane and follow this road for just less than 1 mile and the access track will be on the left-hand side as indicated by the David James For Sale board.

WHAT3WORDS

///driveways.vampire.departure

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

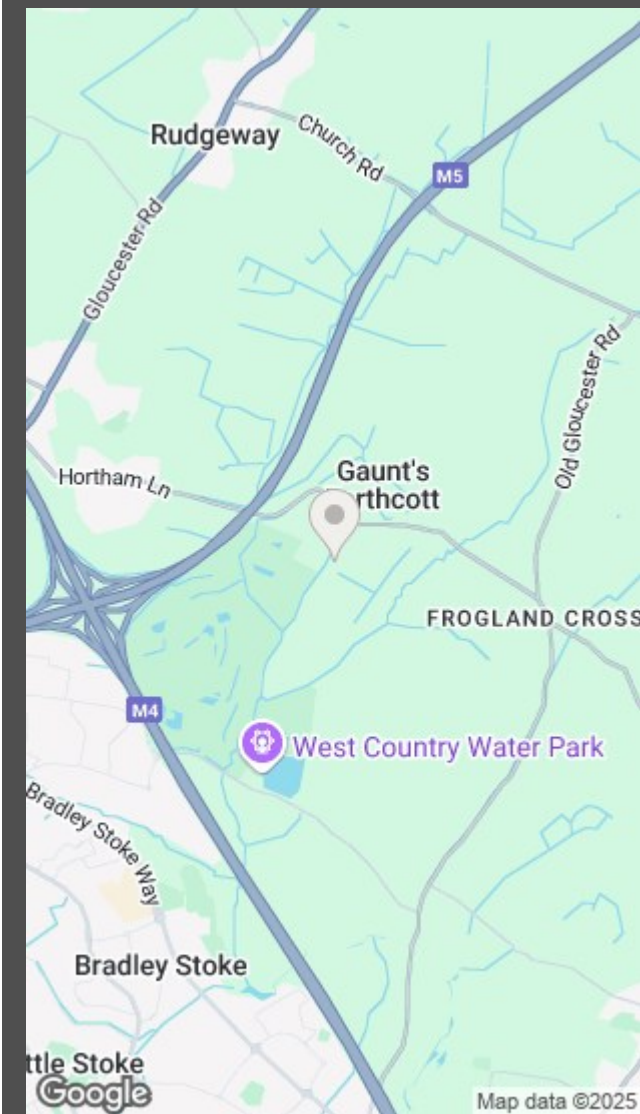
*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.





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