

Residential Development Land Sales



STRATEGIC LAND South of Ryedown Lane, Willsbridge, Bristol, BS30 6JD

Price Range £500,000

Hollis Morgan – INFORMAL TENDER - A freehold piece of STRATEGIC LAND (5.4 acres) with POTENTIAL for future development. GUIDE £400k to £500k. OFFERS INVITED by 28th November 2025.

STRATEGIC LAND South of Ryedown Lane, Willsbridge, Bristol, BS30 6JD

FOR SALE BY INFORMAL TENDER

ADDRESS: Land South of Ryedown Lane, Willsbridge, Bristol (BS30 6JD)

SIZE: 5.4 acres

OFFERS INVITED FOR THE FREEHOLD

On behalf of the Seller, we are inviting offers via an Informal Tender process. Offers are to be sent by completing the Bid Proforma.

PLEASE ENQUIRE TO RECEIVE A COPY OF THE BID PROFORMA.

Bids are to be received by 5pm on Friday 28th November 2025.

VIEWINGS

Viewings & Site Walks are strictly by appointment only.

Please contact us for times and dates.

LOCATION

The land for sale is located on the eastern fringe of Bristol, on the outskirts of Oldland Common, close to the village of Bitton. The land east of Cherry Gardens / A4175 and north of the Bath Road / A431, and is approximately 6.5 miles from Bristol City Centre and 6.5 miles from Bath City Centre.

Local Planning Authority:
South Gloucestershire Council

what3words link: [w3w.co/speeds.loads.owners](https://www.what3words.com/speeds.loads.owners)

THE PROPERTY

The land for sale is circa. 5.4 acres in size, running north to south along Cherry Gardens and south of Ryedown Lane.

There are two main access points, a gate from Ryedown Lane and a main vehicular access from Cherry Gardens.

The land is currently leased for agricultural use, but Vacant Possession on completion is available.

THE OPPORTUNITY

The land has been assessed as having potential for future development.

Due to being adjacent to the Settlement Boundary, the land has potential as Grey Belt land under the new planning laws, which would allow for an immediate application. Alternatively, the land could be held and promoted via the Local Development Plan in the future.

With substantial development set to come around this area of Bristol, there is potentially significant investment value that could be unlocked through a planning consent on this land.

We recommend that bidders seek their own independent planning advice in relation to this opportunity.

PLANNING LANDSCAPE

The land is situated on the eastern fringe of Bristol, between Willsbridge and the village of Bitton.

South Gloucestershire Council has been creating its new Local Development Plan, which has recently reached its Regulation 19 step. This land was not included in the list of Draft Allocations, as it was not put forward in the Call for Sites, however there are nearby sites on the same edge of Bristol that are progressing towards formal allocation within the forthcoming local plan.

The list of Draft Allocations include the land adjacent to the local Bitton Athletic Football Club, plus a significant swathe of land east of Barry Road, which is directly north of the development site at the former Chief Trading Post (this land is situated approximately, 350 meters north of the land for sale).

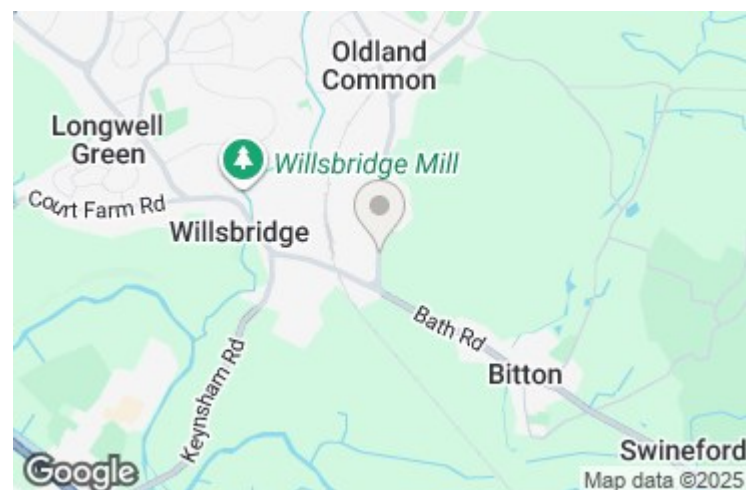
There is potential for this land to be considered as Grey Belt, subject to a review of its impact on the Green Belt.

For more information, we are able to recommend a suitable planning firm for further discussion.

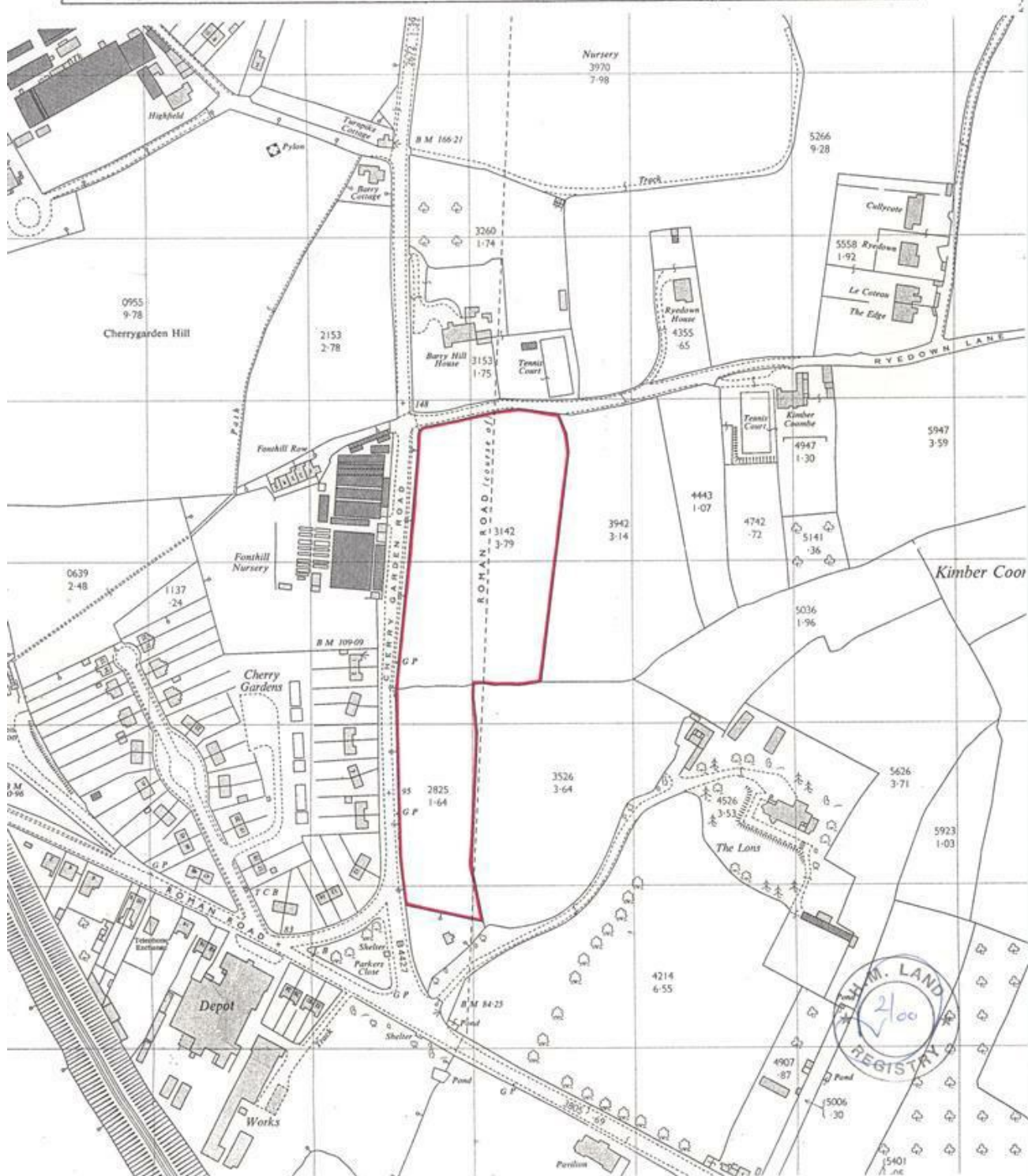
PROPERTY DETAILS DISCLAIMER

The Seller has the right not to accept any offer

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.



H.M. LAND REGISTRY		TITLE NUMBER	
		GR 223449	
ORDNANCE SURVEY PLAN REFERENCE	ST6770	Scale 1/2500	
ADMINISTRATIVE AREA SOUTH GLOUCESTERSHIRE			© Crown copyright 1985



This official copy is incomplete without the preceding notes page.

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