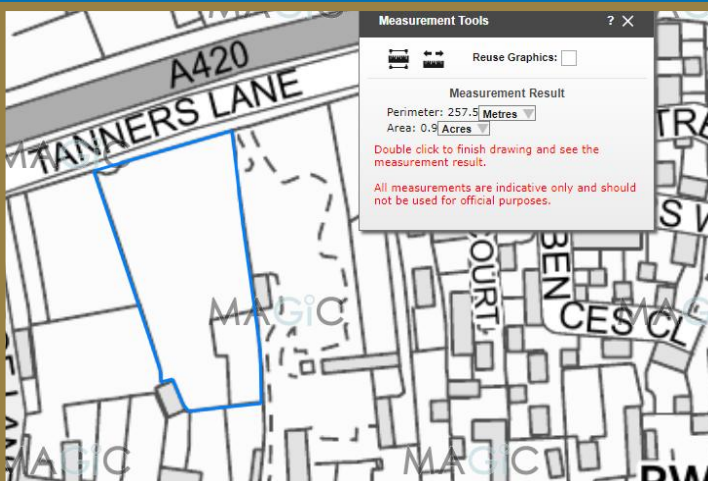


# Davis Meade

Residential and Agricultural Agents for Sales and Lettings



## The Paddock, Marshfield Guide Price £600,000



For viewing or more details please contact us on 01225 891033  
[enquiries@davismeade.co.uk](mailto:enquiries@davismeade.co.uk)  
3 Market Place, Marshfield SN14 8NP



Location; sat on the NW side of the village of Marshfield, found just off of the A420 with direct access on to Tanners Lane.

Description; The land is approx. 0.9 acres of pasture with two stone buildings. The land benefits from having rights of access on to both Tanners Lane and on to the High Street. The land directly next to this land has just had planning granted for 7 new dwellings which have been completed in the last few months.

The current owners of this land have the right to connect to the new road and services which have been installed adjacent to it for the new homes that have been built.

Services; There are currently no mains services connected to the land but the current owners have the right to connect to the services on the road.

Tenure; Freehold with vacant possession

Easements, Covenants, and rights of Way; The land is sold with any rights. easements or other restrictions upon the title and we refer you to the Addland report which indicates the route for any public Rights of Way.

Local authority; South Glos

Agents note; Viewing by appointment only.



**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 9/9/2026