

**STOCKWOOD VALLEY RIDING STABLES,
BIFIELD ROAD, STOCKWOOD, BRISTOL, BS14 8TH**

Keynsham 2.5 miles

Bristol 5.0 miles



PRELIMINARY DETAILS

FOR SALE BY PRIVATE TREATY

	GUIDE PRICE
LOT 1 Bungalow (2 bed), 12 Stables, Arena 34m x 18m, GP Buildings totalling 1,887 sqft (175 sqm) and Paddock 2.36 acres (0.95 ha)	£425,000
LOT 2 GP Building with 7 boxes totalling 1,628 sqft (151 sqm) Arena 60m x 40m and Land 3.57 acres (1.45 ha)	£175,000



These details do not form part of any contract. Whilst every effort has been made to ensure accuracy this cannot be guaranteed.

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STOCKWOOD VALLEY RIDING SCHOOL BIFIELD ROAD STOCKWOOD BRISTOL BS14 8TH

GENERAL REMARKS AND STIPULATIONS

This is a rare opportunity to purchase Stockwood Valley Riding Stables, a licensed stable yard on the outskirts of Bristol. There is a two bedroom bungalow with a total floor area of 1,200 sqft (111 sqm) looking out onto the riding complex. There are 19 stables in total on the site and GP Buildings with a total area of 3,514 sqft (326 sqm). The land measuring approximately 5.93 acres (2.40ha) is grade 3 with the soil type SHERBOURNE, a shallow well drained brashy calcareous clayey soil over limestone.

LOT 1 DESCRIPTION GUIDE PRICE £425,000

Bungalow 1,200sqft (111sqm): Kitchen, Sitting Room, Bathroom, Two bedrooms.
Concrete Stable Block with 8 stables, 4 timber stables.
GP Pole Barn 240sqft (22sqm).
GP Building 1,647sqft (153sqm): Concrete Floor, Steel Portal Frame, Pre-cast concrete walling, timber cladding, corrugated roofing sheets.
Arena with sand and post and two rail fencing measuring 34m x 18m.
Paddock measuring 2.36 acres (0.95 ha).

LOT 2 DESCRIPTION GUIDE PRICE £175,000

Concrete block building with 7 concrete stable boxes, tiled roof.
Arena with sand and post and four rail fencing measuring 60m x 40m.
Land extending to 3.57 acres (1.45 ha).

TENURE

Freehold with vacant possession

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities. There is a Gas Pipeline crossing both lots.

LOTING AND RESERVE

It is anticipated that the property will be offered as shown but the vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

SALE PLAN AND PARTICULARS

The sale plan has been prepared from the OS map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No ES 100003612.

Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James and Partners LLP or the vendor or his solicitor.

VIEWING

Strictly by appointment with the agents David James and Partners LLP Tel: 01934 864300.

BOUNDARIES

The ownership of the boundaries where known are shown by "T" marks and otherwise are believed to be in accordance with the custom of the country. The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent should be required to produce evidence as to the ownership of the boundaries.

SERVICES

Bungalow has gas central heating and septic tank drainage.
Mains water and electricity to both lots.

DESIGNATIONS

Bath & North East Somerset Local Plan 2002

- Green Belt
- Forest of Avon
- Hicks Gate Landscape Character Area.

LOCAL AUTHORITIES

Bristol City Council	Bath & North East Somerset
The Council House	The Guildhall
College Green	High Street
Bristol BS1 5TR	Bath BA1 5AW
Tel: 0117 922 2000	Tel: 01225 477000

SPECIAL CONDITIONS OF SALE

- Development Clause. The land is subject to a development clause that, in the event of the granting of planning permission for any change of use (excluding equestrian and agricultural), the purchaser or their successors in title are liable to pay 50% of the uplift in value on the granting of the permission for a period of 21 years from the date of completion.
- The purchaser of each lot is to contribute £500+VAT towards the vendors reasonable professional fees.

REF: 23275/4

