

FOR SALE FREEHOLD – GUIDE PRICE: £75,000 + VAT LAND OPPOSITE THE BLUE BOWL INN, BRISTOL ROAD, WEST HARPTREE, BRISTOL, BS40 6HJ

Site area

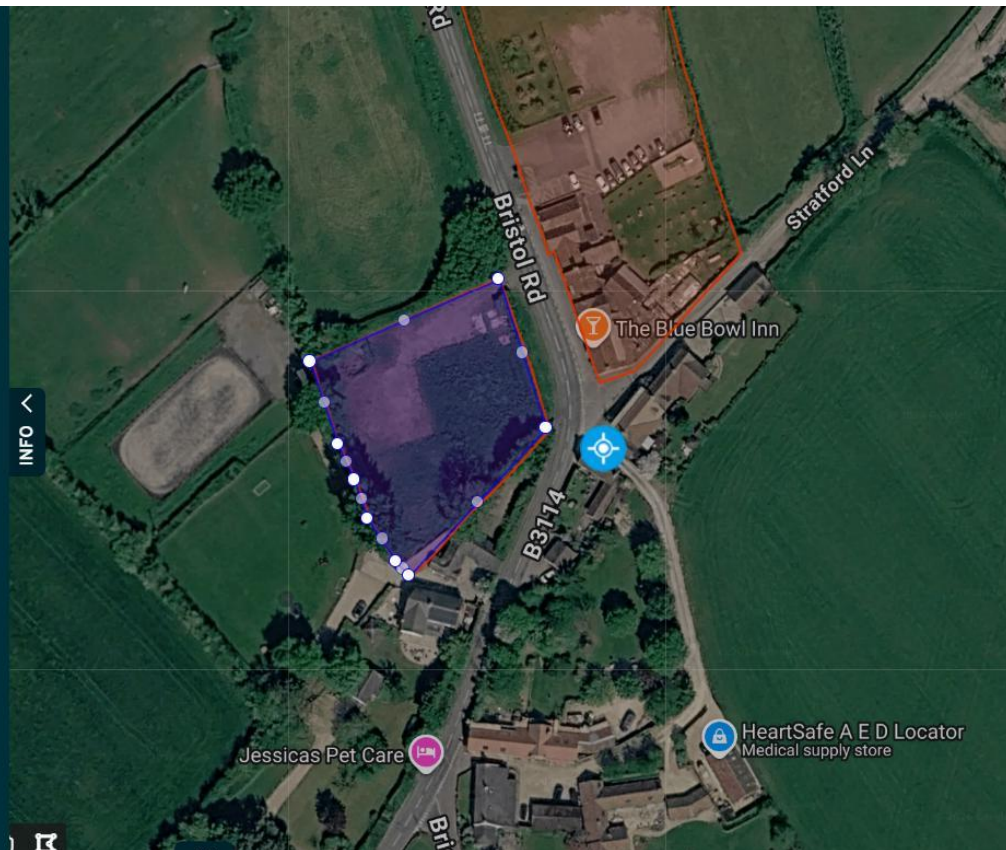
2,544 m²

27,383 ft²

0.629 acres

0.254 hectares

Remove my polygons



- Regular shaped parcel of land with roadside access conveniently located in West Harptree
- May be suitable for a range of uses; including BNG offset, storage or similar uses
- Site area of c. 0.629 of an acre
- Freehold unconditional offers invited
- Likely to be of interest to local/regional developers

Location

The site is located within the scenic rural village of West Harptree, offering convenient access to neighbouring areas such as East Harptree, Compton Martin, and the Chew Valley Lake, all within a short drive, while the major cities of Bristol (approx. 13 miles) and Bath (approx. 16 miles) are both within easy commuting distance. The wider region benefits from strong transport links via the A368, A37 and A38, with the M5 motorway accessible to the west providing routes across the South West and further connections to the Midlands and London. Bristol Temple Meads Railway Station offers direct services to London Paddington, Cardiff, Birmingham and other major centres.

The land lies off Bristol Road in a rural village setting characterised by traditional stone housing, local independent shops and community amenities. The land currently sits directly across from the historic Blue Bowl pub on Bristol Road. Any development would be entirely separate from the pub's demise. The site neighbours an existing residential property and surrounding agricultural land.

Property Description

The parcel of land is c. 0.629 of an acre in size. The plot is partially grassed, with an access road and adjoining paved area. The site sits across the road from the Blue Bowl public house.

Tenure

Freehold. The site forms part of the pub's freehold title (Title Number: AV239064) and will be separated at the point of sale. The demise of the site is shown for guidance purposes on page 1&3 and outlined in blue.

Planning & Development

The parcel of land lies completely within the greenbelt and is within an Area of Outstanding Natural Beauty. For further information please contact the local authority.

<https://app.bathnes.gov.uk/webforms/planning/search.html>

Services

Prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

Highways

The land partially fronts Bristol Road (B3114). There is a turn in onto the plot from Bristol Rd in existence and its likely that this access point could service the entire plot area. Prospective purchasers should undertake their own investigations to ensure the access is adequate for proposed use.

VAT

VAT is applicable on the sale of the land.

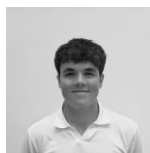
Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

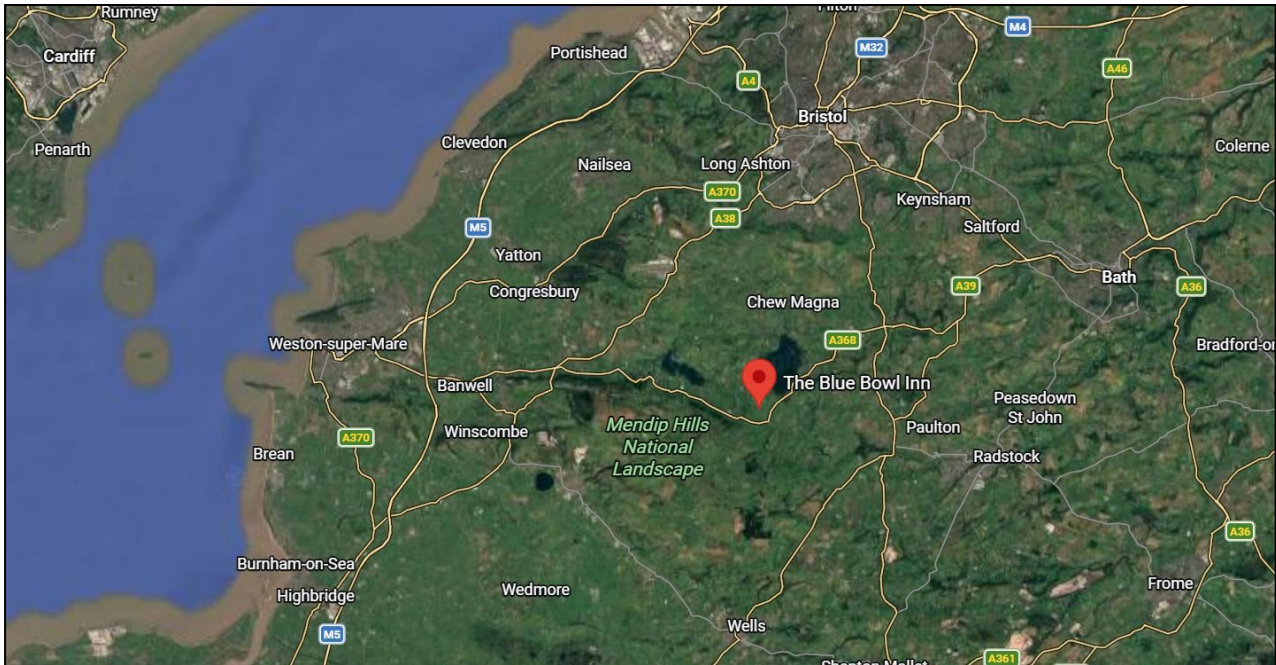


Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk

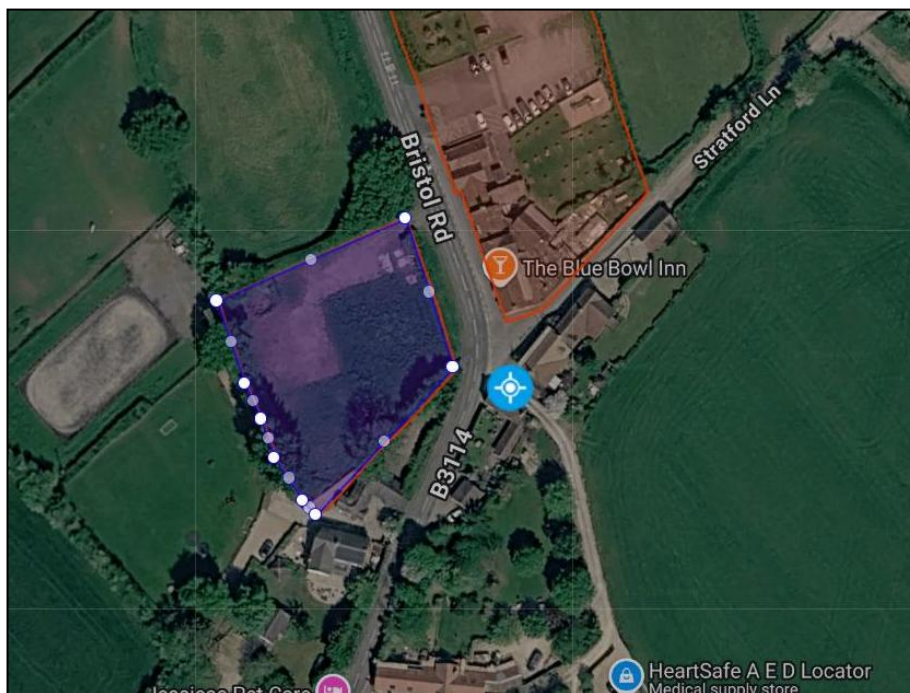


Contact: Harry Dowen
Tel: 07534 620 899
Email: harry@wtsccommercial.co.uk

Location Plan



Site Plan



Our Services & Offices

