



9.14 Acres - Birch Wood, St Anne's, Bristol



Birch Wood, St Anne's Bristol

9.14 ACRES AMENITY WOODLAND ON EDGE OF BRISTOL

Guide Price
£275,000

Barley Wood Stables, Long Lane, Wrington, BS40 5SA
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GENERAL

A fantastic opportunity to purchase 9.14 acres (3.70 hectares) of amenity woodland on the east side of Bristol. The woodland has a mix of steep and gently sloping topography, as well as having a largely flat area at Wootton Road. The land lends itself to a variety of uses with the potential for amenity, recreational or environmental use subject to consents.

SITUATION

Being just 2.14 miles, as the crow flies, from the centre of Bristol, the land is set on the banks of the River Avon and within a popular residential area.

Accessible from the following three different points:

What Three Words:

- Wootton Road Access [///: value.cell.torch]
- Rose Bush Gardens Access [///: flag.digits.boots]
- Pump House Lane Access [///: dips.weedy.museum]

SERVICES

There are no existing services to the land but it is positioned near a large number of residential properties so connections may be possible.

DESIGNATIONS

The whole property is located within a Site of Nature Conservation Interest and a Conservation Area. Part is a designated 'Important Open Space' and some areas are within the Green Belt. There are Tree Preservation Orders (TPO) on certain trees. This is in accordance with Bristol City Council Local Plan Policies Map.

We are not aware of any other designations which impact the property, but prospective purchasers are advised to make their own enquiries.

We are not aware of any public rights of way impacting the property.

TENURE

The Land is offered Freehold with Vacant Possession.

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.

VIEWING

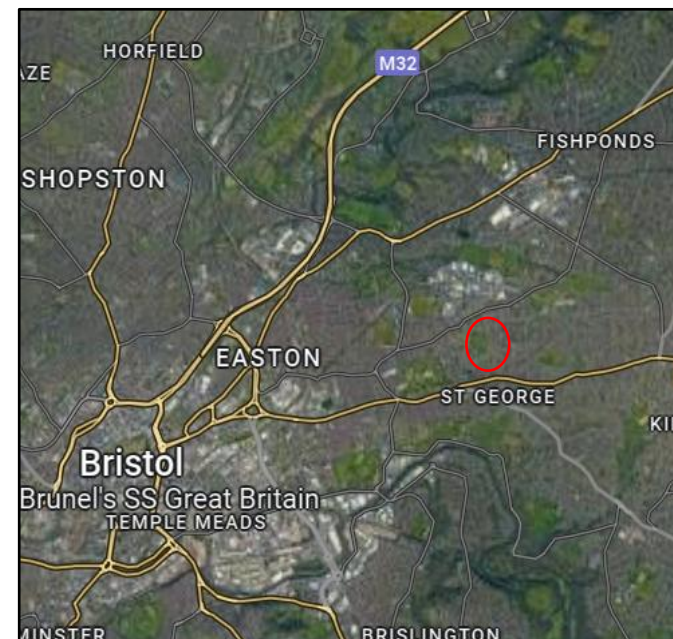
At any time during daylight hours with the usual courtesy shown to the occupier and any adjoining property owners. Please advise David James Wrington on 01934 864300 of your intention to view.

LOCAL AUTHORITY

Bristol City Council Tel: 0117-922-2000

Ref: WRU240038

Date: 10th February 2026



PLANS 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. 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 or the vendor or his solicitor.

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.



