



FOR SALE

- 20.18 acres
- Agricultural/equestrian building
- Mains water
- Electricity available nearby
- Potential for recreational/amenity use

Land at Hursley Hill

Bristol, BS14 0QZ

Guide Price £500,000

Parcel of equestrian/agricultural land with an agricultural building just south of Whitchurch, near Bristol.

GENERAL DESCRIPTION

An opportunity to acquire a good-sized parcel of land with an agricultural building, south of Bristol. The land is gently sloping/flat pastureland and is divided into three separate paddocks. The boundaries are fenced or have mature hedgerows. The land is used for mixed equestrian/agricultural use.

The main access is directly from the A37 on the western boundary. This opens onto a hardstanding yard area and track to a timber clad three-sided steel portal framed agricultural building measuring approximately 150m². The building is currently used as stabling and to house livestock.

There is alternative road access to the northern paddock from the A37, but this access is unused at present.

SERVICES

Mains water connected.

Mains electricity believed to be available nearby

LOCATION

The land is located at Hursley Hill just off the main A37 Bristol Road approximately 7 miles south of Bristol city centre. Whitchurch with its shops and other facilities is 1 mile north, and the hamlet of Pensford 2 miles south.

DESIGNATIONS

Under the BANES Local Plan the land has the following designations:

- Landscape & Environment Green Infrastructure Projects
- Chew Valley (Catchment)
- Chew Valley Reconnected (Community)
- Green Belt
- Policy CP3 Solar and Wind Landscape Potential
- Policy NE5 NRN Woodland Strategic Network

SPECIAL CONDITIONS

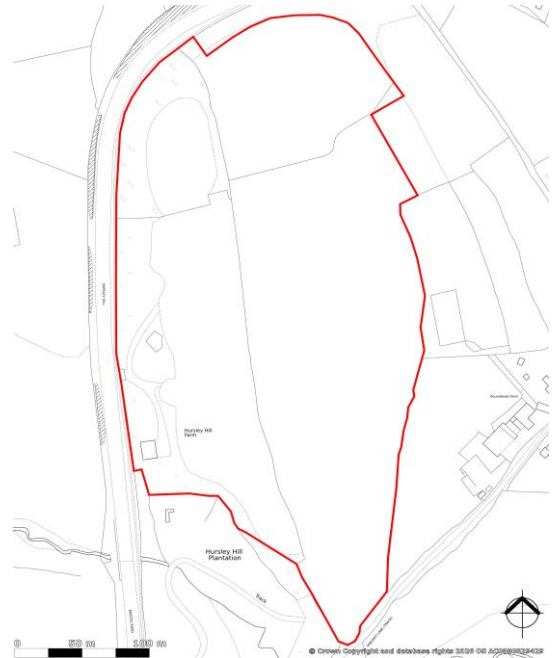
1. Development Uplift Clause: The current vendor and their successors in title will be entitled to 25% of any uplift in value for a period of 30 years attributable to any change of use except for agricultural and personal equestrian use.

VIEWING

Please contact the agent David James for details of viewings (Tel: 01934-864300).

Ref: WRU260005

Date: 2nd March 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.