



# MAGGS & ALLEN

LAND ADJ. ROCKHOUSE FARM  
NEWPIT LANE

BITTON, BRISTOL, BS30 6NT

**Guide Price: £350,000+**

- 23 July LIVE ONLINE AUCTION
- Extensive equestrian facility in superb location
- Freehold land of approx. 14.9 acres
- Stables, arena, tack room and paddocks
- Water supply, mains electricity and CCTV
- 8-week completion



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 July 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

SUPERB EQUESTRIAN FACILITY - APPROX. 14.9 ACRES / STABLES / ARENA / TACK ROOM / PADDOCKS

## DESCRIPTION

A superbly presented and well-maintained parcel of equestrian land extending to approximately 14.9 acres, occupying an idyllic position just off Newpit Lane in Bitton and enjoying far-reaching views across the surrounding rolling countryside.

Ideal for equestrian enthusiasts, the property is comprehensively equipped with three stables, a tack room, feed store and a well-maintained 40m x 20m riding arena. The gently sloping grazing land is divided into a number of well-fenced paddocks, offering excellent facilities for horse management and grazing.

The property benefits from direct roadside access, with a private gated track leading to the stable yard and hardstanding area, providing convenient year-round access. We are advised by the vendors that the land is connected to a water supply and mains electricity, and is further enhanced by a CCTV security system.

Offering an excellent balance of accessibility, privacy and high-quality equestrian facilities, this is a rare opportunity to acquire a ready-to-use rural holding in a highly sought-after location.

## LOCATION

The land is situated off Newpit Lane in Bitton, conveniently located for access to both Bristol and Bath. From Golden Valley Lane, turn into Newpit Lane and proceed for approximately 150m where the entrance to the site can be found on your left hand side.

## SITE PLAN & AERIAL IMAGES

The site plan and aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

## SERVICES

We are informed by the vendors that the land is connected to a water supply and mains electricity, and is further enhanced by a CCTV security system.

## TENURE

Understood to be freehold, please refer to the online legal pack for confirmation.

## COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

## AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

## \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

## PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



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