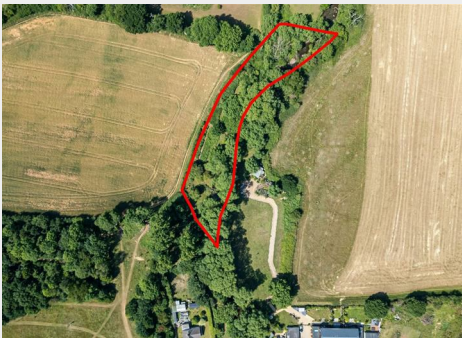


## Black Rocks, Mill Lane, Frampton Cotterell, South

Auction Guide Price +++ £10,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23rd JULY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- FREEHOLD WOODLAND
- RIVER FROME | RIPARIAN RIGHTS
- UNIQUE OPPORTUNITY | 0.65 ACRES
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A rare opportunity to acquire approx. 0.65 acres of FREEHOLD LAND on the banks of the RIVER FROME in Frampton Cotterell known locally as 'Black Rocks' with RIPARIAN RIGHTS .

# Black Rocks, Mill Lane, Frampton Cotterell, South Gloucestershire, BS36 2AA

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Black Rocks, Mill Lane, Frampton Cotterell, South Gloucestershire

Lot Number TBC

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30  
Registration Deadline is on Monday 21st July 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £10,000 - £30,000 for this lot.

### THE LAND

A unique opportunity to purchase a idyllic parcel of Freehold land ( Approx 0.65 Acres ) on the banks of the River Frome in Frampton Cotterell known locally as 'Black Rocks'.

Running alongside the water and a popular footpath, the plot opens out at the northern end into a grassy meadow with a pocket of woodland—ideal for camping or quiet retreats.

Carefully planted with apple, cherry and plum trees, along with a variety of fruit bushes, this riverside haven is perfect for small-hold farming, weekend projects, or simply unwinding by the water.

We understand the section of river included in the sale is to be sold with its riparian rights intact with benefits including the right to receive the flow of water in its natural state without diminution or alteration and the right to fish the river, providing they have the appropriate private licences.

Sold with vacant possession.

Tenure - Freehold

### HOW TO FIND THE LAND

[www.what3words.com](http://www.what3words.com)

Entrance - [///scans.speeds.twee](#)  
Top - [///worry.charted.deleting](#)  
Bottom - [///crumb.edits.trip](#)

From Church Road in Frampton Cotterell, turn into Mill Lane which runs between The Globe public house and St Peter's Church. Proceed along Mill Lane until you reach A.F. Drew Steel Fabrication where you can walk on foot along the Frome Valley Walkway. Proceed north on the footpath and the land can be found on your right hand side leading right up to the the open grass area at 'Black Rocks'.

### LOCATION

Frampton Cotterell is a beautiful large village in South Gloucestershire on the River Frome. Surrounded by lovely green spaces and countryside walks. You will find an abundance of conveniently located, local amenities, restaurants & public houses. For those sports fans, Frampton Cotterell has a local Rugby & Cricket club. Access to the West of England University is within easy reach. The village borders Winterbourne to the south-west and Coalpit Heath to the east. With Iron Acton to the north and Westerleigh to the south-east, The town of Yate is approximately 2.1 miles. The village is 7.5 miles from Bristol City Centre & the UNESCO City of Bath is approx 15 miles away.



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

Tel: 0117 973 6565  
Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)  
[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Floor plan

## EPC Chart

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details, clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.