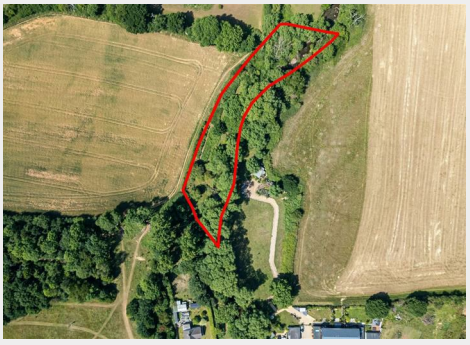
Black Rocks, Mill Lane, Frampton Cotterell, South

Auction Guide Price +++ £10,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD WOODLAND
- RIVER FROME | RIPARIAN RIGHTS
- UNIQUE OPPORTUNITY | 0.65 ACRES
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER 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 4

*** PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 ***

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00 Noon
Registration Deadline is on Friday 14th November 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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.

PRE AUCTION OFFERS
On this occasion the vendors will NOT be considering pre auction offers.

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

Entrance - ///scans.speeds.twee
Top - ///worry.charted.deleting
Bottom - ///crumb.edits.trip

From Church Road in Frampron 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'.

Floor plan

EPC Chart

hollis morgan

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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.