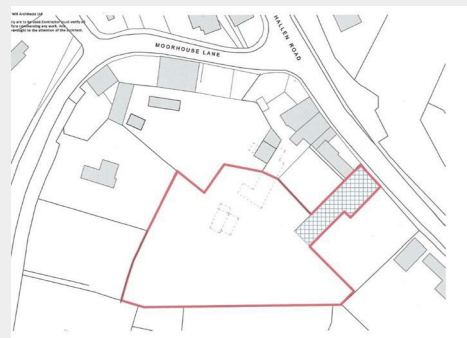


## Pony Paddock @, Moorhouse Lane, Hallen, Bristol, BS10 7RT

Auction Guide Price +++ £20,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- FREEHOLD PARCEL OF LAND
- VACANT POSSESSION
- 0.87 ACRES | PONY PADDOCK
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold 0.87 ACRE PONY PADDOCK with vehicular access from Moorhouse Lane | STRATEGIC LAND with DEVELOPMENT potential stp.

# Pony Paddock @, Moorhouse Lane, Hallen, Bristol, BS10 7RT

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Pony Paddock @ Moorhouse Lane, Hallen, South Gloucestershire BS10 7RT

Lot Number 2

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30  
Registration Deadline is on Monday 16th June 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”

### PRE AUCTION OFFERS

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

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £20,000 - £30,000 for this lot.

### THE PROPERTY

A Freehold 0.87 acre parcel of land with vehicular access from Moorhouse Lane.

The land has been let as a pony paddock for many years but now offered with vacant possession.

Tenure - Freehold

### THE OPPORTUNITY

EQUESTRIAN | 0.87 ACRE

A freehold parcel of land with equestrian use.

DEVELOPMENT POTENTIAL | STRATEGIC LAND

Interested parties will note the surrounding development. There may be scope for residential development subject to any consents. We understand no planning of this nature has been recently sought.

### LOCATION

The land is located in the picturesque village of Hallen. The regional shopping centre Cribbs Causeway is a short drive away and offers an array of bars, cafes, restaurants and retail opportunities. The name Hallen is an old Saxon word meaning the village or place of salt, it was a popular stop off point for people travelling to the Aust ferry route to Wales pre to the Severn tunnel and bridges being built.

### SOLICITORS & COMPLETION

Hayley Turner  
Bennett Law  
01934 862 786  
hayley.turner@bennettlaw.co.uk  
www.bennettlaw.co.uk

### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

### IMPORTANT AUCTION INFORMATION

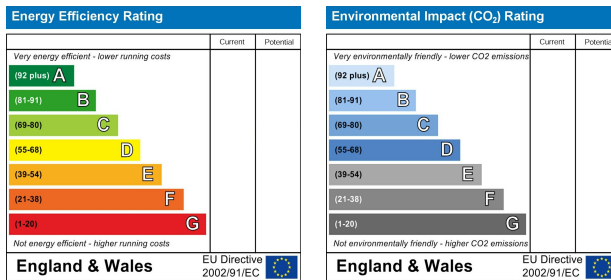
#### MATERIAL INFORMATION

Information including utilities, Electricity supply, Water supply, Sewerage,

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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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.