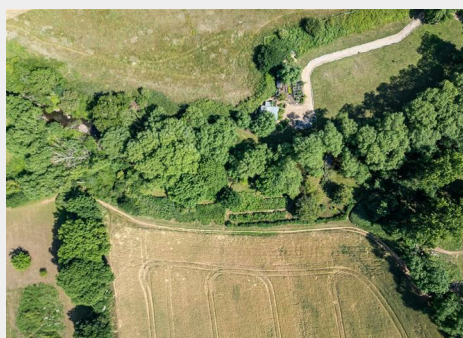
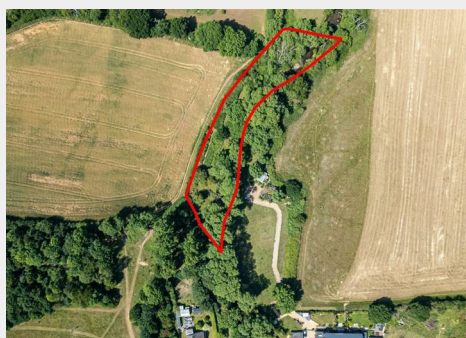


Black Rocks, Mill Lane, Frampton Cotterell, South

Postponed £10,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH SEPTEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- POSTPONED
- FREEHOLD WOODLAND
- RIVER FROME | RIPARIAN RIGHTS
- UNIQUE OPPORTUNITY | 0.65 ACRES
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER 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

* LEGAL PACK UPDATE *

Please note this lot has been postponed due to a delay with land registry and the registration of the title.

We understand the application is pending and this is due to be resolved shortly but it will not be ready in time for the September auction.

Please register for the legal pack to be kept updated.

FOR SALE BY LIVE ONLINE AUCTION

*** POSTPONED ***

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

Lot Number 6

The Live Online Auction is on Wednesday 17th September 2025 @ 17:30
Registration Deadline is on Monday 15th September 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

Floor plan

EPC Chart



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Clifton

Bristol

BS8 4BT

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Email: post@hollismorgan.co.uk

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

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.