

**DAVID
JAMES
& PARTNERS LLP**

Rural Chartered Surveyors
Country House Agents

**“KEEDWELLS” AT TOP OF SMITHAM HILL,
EAST HARPTREE, SOMERSET, BS40 6DB**

East Harptree 1.0 mile

Castle of Comfort Inn 0.8 miles



FOR SALE BY AUCTION

(unless sold prior)

On Tuesday 21st July 2009 at 7.00pm

At Mendip Spring Golf Club, Honey Hall Lane, Congresbury, BS49 5JT

LOT 3 Farm building and Land 8.29 acres (3.35 ha)

GUIDE PRICE £32,000



AMC
AGENT

Barley Wood Stables Long Lane Wrington North Somerset BS40 5SA
Tel 01934 864300 www.davidjames.org.uk



GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase 8.29 acres (3.35 ha) of grade 4 land at the top of Smithams Hill with views over Chew Valley Lake. The land has the soil type NORDRACH, a well drained fine silty over clayey soil. The land is accessed via a track off Smitham Hill. There is a concrete block building measuring approximately 1,800 sqft (167.2 sqm).

TENURE

Freehold with vacant possession

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

LOTING AND RESERVE

It is anticipated that the property will be offered as shown but the vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

SALE PLAN AND PARTICULARS

The sale plan has been prepared from the OS map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No ES 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James and Partners LLP or the vendor or his solicitor.

VIEWING

At any reasonable daylight hour with a set of sale particulars and with the usual courtesy shown to the occupier.

BOUNDARIES

The ownership of the boundaries where known are shown by "T" marks and otherwise are believed to be in accordance with the custom of the country. The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent should be required to produce evidence as to the ownership of the boundaries.

SERVICES

Mains water is available on site shared with the adjoining landowners.

DESIGNATIONS

Mendip District Council Adopted Local Plan:

- Groundwater Source Protection.
- Flood Risk Area.
- Landscape Character Area.

LOCAL AUTHORITY

Mendip District Council
Cannards Grave Road
Shepton Mallet
Somerset
BA4 5BT
Tel: 01749 648999

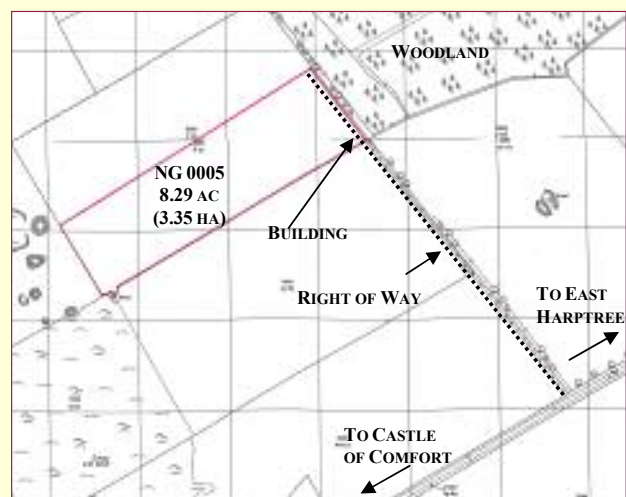
VENDOR'S SOLICITOR

Thatcher and Hallam
Island House
Midsomer Norton
Bath BS3 2HJ
FAO T Westlake
Tel: 01761 414646

REF: 23419/5

SPECIAL CONDITIONS OF SALE

1. The successful purchaser of each lot is to contribute £350+VAT towards the vendors reasonable professional fees.
2. Single Farm Payment is excluded from sale but available at valuation 2010.
3. The vendors wish to reserve a 12ft right of way across NG0005 adjoining the woodland and a water supply to their retained land.



These details do not form part of any contract. Whilst every effort has been made to ensure accuracy this cannot be guaranteed.