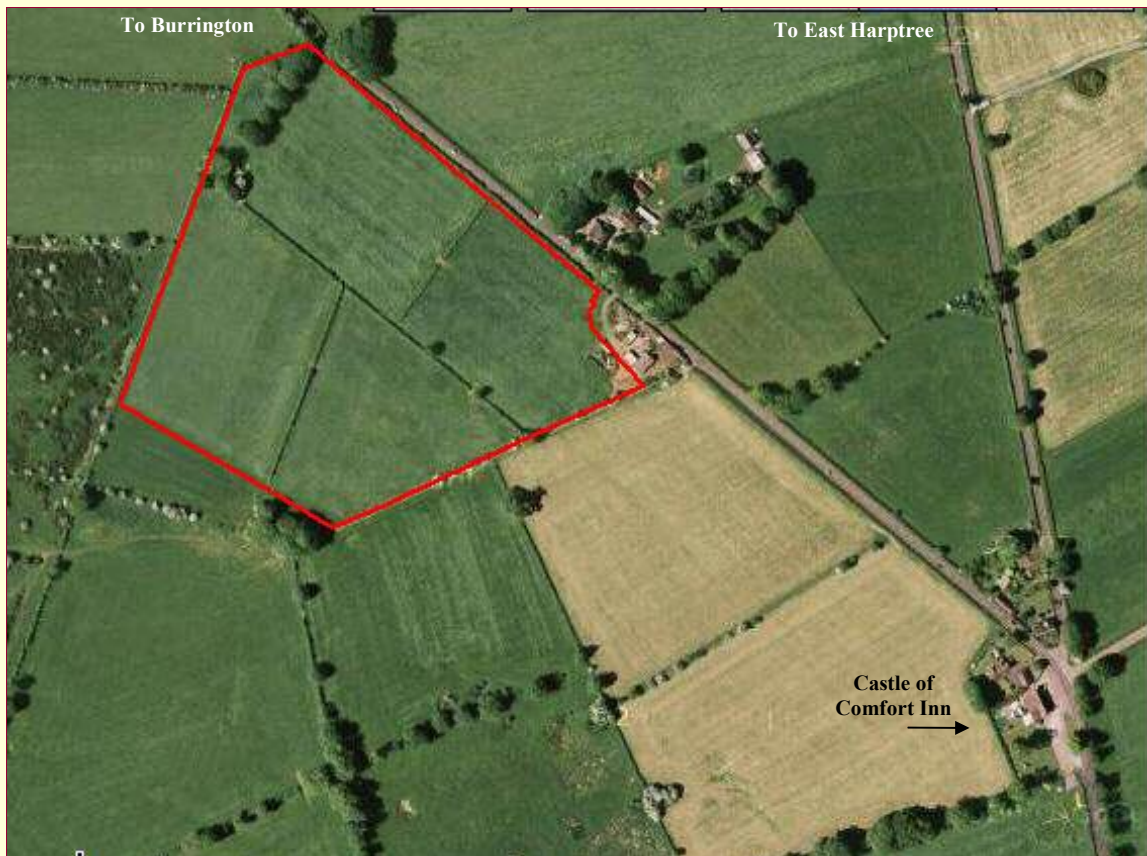


**LAND AT BANDPITT FARM,
NEAR CASTLE OF COMFORT, EAST HARP TREE, BS40 6DE**

East Harptree 1.6 miles

Cheddar 6.9 miles



PRELIMINARY DETAILS

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 4 Agricultural Land and Woodland 19.53 acres (7.90 ha)

GUIDE PRICE £60,000+

GENERAL REMARKS AND STIPULATIONS

This is an opportunity to acquire approximately 19.53 acres (7.90 ha) of land and woodland copse on the Mendip Hills, just to the north of the Castle of Comfort at East Harptree. The land is Grade 4 pasture with the soil type NORDRACH a well drained fine silty over clayey soil. There is gated access on to the B3134.

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.

LOTTING 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.

DESIGNATIONS

Mendip District Council Adopted Local Plan:

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

LOCAL AUTHORITY

Mendip District Council
Cannards Grave Road
Shepton Mallet
Somerset
BS4 5BT
Tel: 01749 648999

VENDOR'S SOLICITOR

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

REF: 23419/1

SPECIAL CONDITIONS OF SALE

1. Development clause. The land is subject to a development clause that, in the event of the granting of planning permission for any change of use (excluding equestrian and agricultural), the purchaser or their successors in title are liable to pay 50% of the uplift in value on the granting of the permission for a period of 21 years from the date of completion.
2. The purchaser is to contribute £350+VAT towards the vendors reasonable professional fees.
3. Single Farm Payment is excluded from sale but available at valuation for 2010 .



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