

**D A V I D
JAMES**
& PARTNERS LLP

Rural Chartered Surveyors
Country House Agents

**BADGER SETT PADDOCKS,
KINGSHILL, CHEW STOKE, BANES, BS40 6NJ**

Chew Stoke 1.3 miles

West Harptree 2.0 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

				GUIDE PRICE
LOT 1	Paddock	4.57 acres	1.85ha	£35,000
LOT 2	Paddock	1.75 acres	0.71ha	£15,000



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 two paddocks, both with road frontage from B3114 within close proximity of Chew Stoke. The land is grade 3 with the soil type BROCKHURST 2, a slowley permeable reddish fine loamy over clayey soil.

Lot 1	4.57 acres	1.85 ha
Lot 2	1.75 acres	0.71 ha

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. There is a Western Power Distribution line crossing the field, with a pole within Lot 2.

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.

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.

REF: 23309/4

VIEWING

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

SERVICES

Mains water in B3114.

DESIGNATIONS

Bath and North East Somerset Local Plan Deposit Draft 2002:

- Green Belt.
- Water Source Protection Area.
- Area of Outstanding Natural Beauty.

LOCAL AUTHORITY

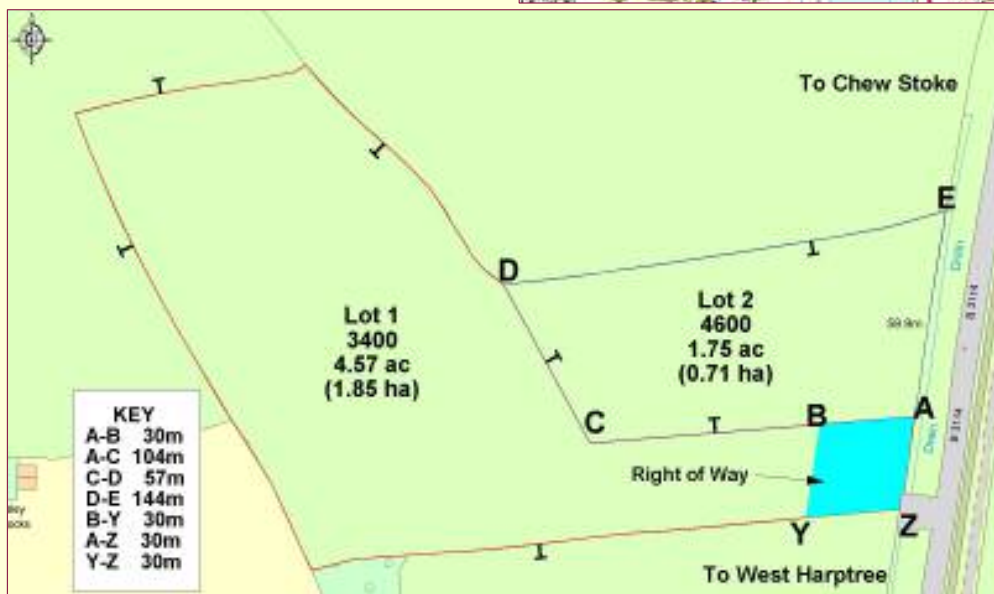
Bath & North East Somerset
The Guildhall
High Street
Bath BA1 5AW
Tel: 01225 477000

VENDOR'S SOLICITOR

Jeffreys and Powell
4 Lion Street
Brecon, Powys
CD3 7AU
FAO Mr Griffiths
Tel: 01874 622106

SPECIAL CONDITIONS OF SALE

1. Single Farm Payment is excluded.
2. The purchaser of Lot 2 is to erect and thereafter maintain a stockproof fence between points A-B-C-D and a 12ft gate between points A-B.
3. The purchaser of lot 2 has a right of way over lot 1 shown A-B-Y-Z on plan.
4. The purchaser of each lot is to contribute £350+VAT towards the vendors reasonable professional fees.
5. Field shelter – available for purchase at valuation, approx. £2,000
6. Mains water is available in B3114.



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