

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

**Rural Chartered Surveyors  
Country House Agents**

**LAND AT BINHAM MOOR,  
ALLERTON MOOR DROVE, CHAPEL ALLERTON, SOMERSET**

Chapel Allerton 1.3 miles

Mark 2.0 miles



**FOR SALE BY AUCTION**

*(unless sold prior)*

**On Tuesday 21<sup>st</sup> July at 7.00pm**

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

**LOT 5      Agricultural Land      3.78 acres      (1.53 ha)**

**GUIDE PRICE £15,000**

Barley Wood Stables, Long Lane, Wrington, North Somerset, BS40 5SA Tel: (01934) 864300  
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Agents for the Agricultural Mortgage Corporation



### GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase 3.78 acres (1.53 ha) of land with the soil type DOWNHOLLAND 1 a deep stoneless humose clayey soil. Access is made via droves from both Chapel Allerton and B3139 Mark to Blackford Road. There is a 12m x 37m hardcore area inside the gateway.

### 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

Rhyne water and drainage.

### LOCAL AUTHORITY

Sedgemoor District Council  
Bridgwater House  
King Square  
Bridgwater  
Somerset TA6 3AR  
Tel: 01278 435409

### VENDOR'S SOLICITOR

Oxley and Walsh  
13 Milton Road  
Weston super Mare  
North Somerset  
BS22 6JD  
FAO Graham Oxley  
Tel: 01934 517500

### DIRECTIONS

From the A38 at Lower Weare, heading southbound, turn left towards Stone Allerton. After 1¼ miles turn right for Stone Allerton. Follow the road into the village, turning left for Chapel Allerton at the war memorial before the sharp right hand bend. At the 'T' junction in Chapel Allerton turn right. Follow this road for approximately one mile, turning right onto the drove at the sharp left hand bend. Follow the drove around to the left and the field is the second on the left hand side.

### REF: 24009

### SPECIAL CONDITIONS OF SALE

1. Single Farm Payment excluded.
2. Purchaser is to contribute £350+VAT towards the vendors reasonable expenses.



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