

**BUILDING AND LAND AT
WRINGTON ROAD, CONGRESBURY, N SOMERSET, BS49 5AR**

Congresbury 1.2 miles

Wrington 1.6 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 6	GP building and Land 900sqft (83.6sqm) 0.83 acres (0.34 ha)	£15,000
LOT 7	Paddock/ Market Garden 2.42 acres (0.98 ha)	£25,000

GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase two lots of land with road frontage onto Wrington Road between Congresbury and Wrington. The land within both lots is Grade 2 with the soil type Whimple 1 a reddish fine loamy over clayey soil.

Lot 6 has a general purpose, timber framed building totalling approximately 900sqft (83.6sqm) set in around 0.83 acres (0.34 ha). Lot 7 is a paddock with the potential for market gardening totalling approximately 2.42 acres (0.98 ha).

TENURE

Freehold with vacant possession

SERVICES

Mains water is available

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 courtesies 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.

REF: 23909/1



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

DESIGNATIONS

North Somerset Replacement Local Plan Adopted March 2007:

- Forest of Avon.
- Protected species and their habitat.

LOCAL AUTHORITY

North Somerset Council
Town Hall
Weston-Super-Mare
BS23 1TG
Tel: 01934 888888

VENDOR'S SOLICITOR

Gregg Latchams WRH
7 Queen Square
Bristol BS1 4JE
FAO A Wareham
Tel: 0117 906 9400

SPECIAL CONDITIONS OF SALE

1. Single Farm Payment is excluded.
2. All live and deadstock upon the holding are excluded from sale.
3. The purchaser of each lot is to contribute £250+VAT towards the vendors reasonable professional fees.

