

**RIVERSIDE FARM, KENN MOOR ROAD,
KENN, CLEVEDON, NORTH SOMERSET, BS21 6UB**

Clevedon 2.5 miles

Bristol 19.0 miles



PRELIMINARY DETAILS

FOR SALE BY AUCTION

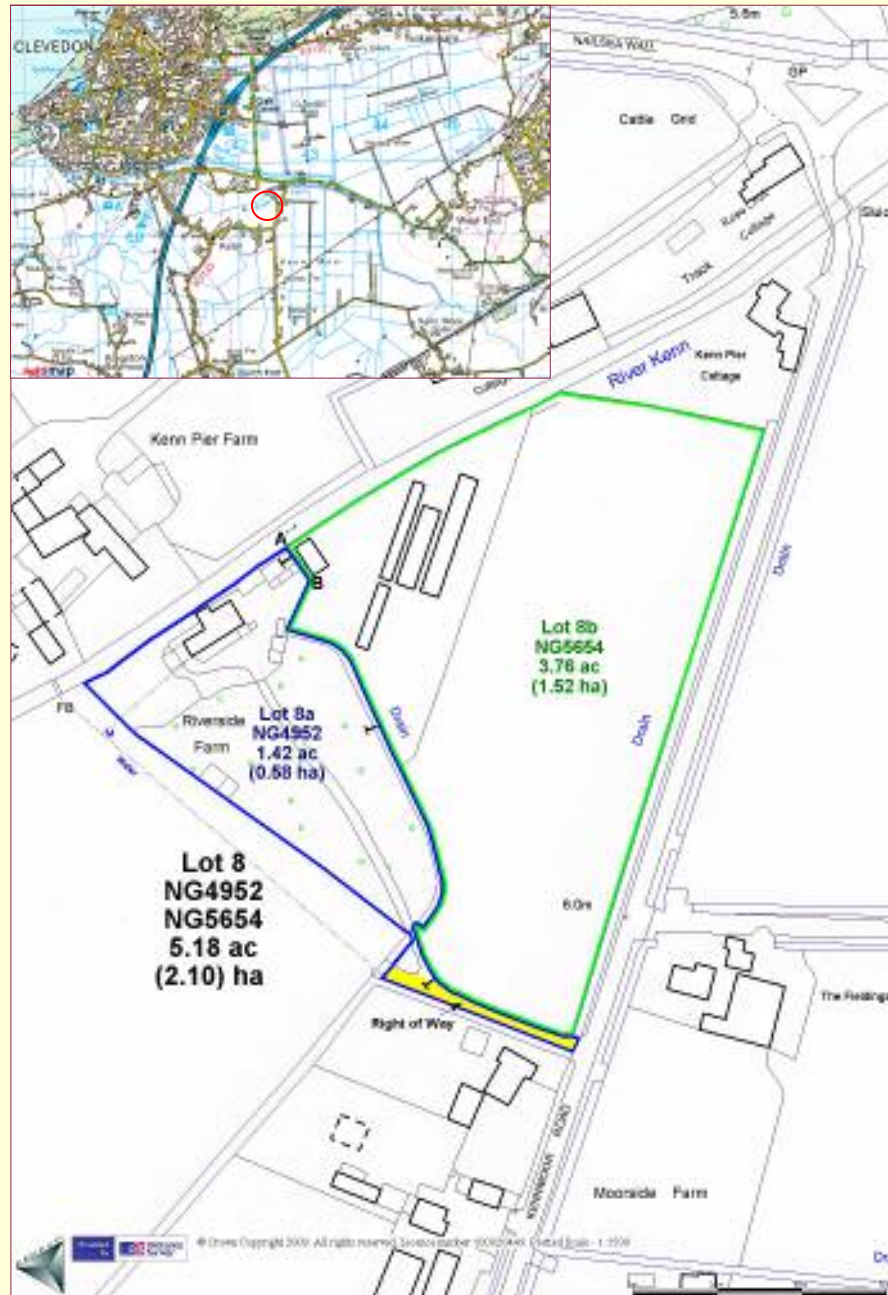
AS A WHOLE OR IN TWO LOTS

(unless sold prior)

On Tuesday 21st July 2009 at 7.00pm

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

LOT 8	Farmhouse and buildings totalling 4,284 sqft (398 sqm) With land extending to 5.18 acres (2.10 ha)	GUIDE PRICE £400,000
LOT 8A	Farmhouse and buildings totalling 3,745 sqft (398.0 sqm) Set in 1.42 acres (0.58 ha)	£350,000
LOT 8B	Buildings totalling 539 sqft (50.0 sqm) and 3.76 acres (1.52 ha)	£50,000



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

RIVERSIDE FARM

GENERAL REMARKS AND STIPULATIONS

This is a rare opportunity to purchase a traditional Somerset farmhouse in need of restoration, accompanied by an extensive range of stone and block built outbuildings set in gardens, orchard and land of approximately 5.18 acres (2.10ha). This small farm has remained in the present family since 1879.

The farmhouse and outbuildings total in the region of 4,284sqft (398sqm).

Lot 8a Guide Price £350,000

Riverside Farm has a charming period farmhouse in the region of 2,763sqft (256.7sqm) with a range of outbuildings measuring 982sqft (91.3sqm) suitable for equestrian or smallholding interests, with scope possibly for conversion to annex accommodation, subject to the necessary planning consent, set in about 1.42 acres (0.58 ha). The farmhouse is located at the end of a long private drive passing through the orchard and gardens.

Lot 8b Guide Price £50,000

A useful parcel of land, recently used for horticultural purposes, benefiting from road frontage, extending to approximately 3.76 acres (1.52 ha) with a generous block built workshop of around 539sqft (50.0sqm).

SOIL TYPE

MAFF grade 3 land with the soil type NEWCHURCH 2, a deep stoneless mainly calcareous clayey soil.

SPORTING RIGHTS MINERAL RIGHTS

Believed to be included Believed to be included.

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 right of way reserved by the adjacent landowner, as indicated on the plan by the yellow strip.

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. REF: 22486/2

KENN MOOR ROAD

VIEWING

By appointment with the agents David James and Partners LLP (Tel: 01934 864300). Open viewings will be conducted every Saturday from 10-12 am from Saturday 13th June 2009. TBC.

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 and electricity.
Septic Tank Drainage.

DESIGNATIONS

North Somerset Local Plan (Adopted 2002)

- Floodplain.
- Landscape Character Area: North Somerset Moor.
- Protected Species and their Habitat.

LOCAL AUTHORITY

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

VENDOR'S SOLICITOR

Wards Solicitors
1-3 Alexandra Road
Clevedon, North Somerset
BS21 7QF
FAO R Murray
Tel: 01275 850470

SPECIAL CONDITIONS OF SALE

1. Single Farm Payment is excluded.
2. The purchaser of lot 8a is to erect and maintain a stone wall along the line A-B as shown on the attached plan with lot 8b.
3. The purchaser of each lot is to contribute £300+VAT towards the vendors reasonable professional fees.

DIRECTIONS

From the B3133 Kenn Road heading towards Yatton, turn left onto Kenn Street after the Drum and Monkey pub. At the T junction turn left onto Kenn Moor Road. The drive up to Riverside Farm is on the left hand side after approximately ¼ of a mile, just after Moorside Farm.

FOR CLARIFICATION

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



KENN CLEVEDON



NORTH SOMERSET BS21 6UB

