

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

Rural Chartered Surveyors
Country House Agents

**PADDOCK 8, LITTLEWOOD LANE,
BROCKLEY, NORTH SOMERSET, BS49 4PR**

Congresbury 2.8 miles

Nailsea 4.2 miles



PRELIMINARY DETAILS

FOR SALE BY AUCTION

(unless sold prior)

On Tuesday 21st July 2009 at 7.00 pm

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

**Lot 10 Paddock/market garden set in parkland
3.00 acres (1.22 ha)**

GUIDE PRICE: £40,000



AMC
AGENT

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 3.00 acres (1.22ha) in a parkland setting. Grade 2 land with right of way access off Littlewood Lane. The soil type is Whimple 1 characterised by reddish fine loamy over clayey soils. The site is fenced with Sampson Brothers treated post and two rail fencing and a mixed species hedge has recently been planted along the boundary.

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 or the vendor or his solicitor.

VIEWING

Strictly by appointment with the agents David James and Partners LLP (Tel: 01934 864300).

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 metered water supply.

DESIGNATIONS

North Somerset Replacement Local Plan (Adopted March 2007):

- Green Belt.
- Forest of Avon.
- Protected Species Habitat.

LOCAL AUTHORITY

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

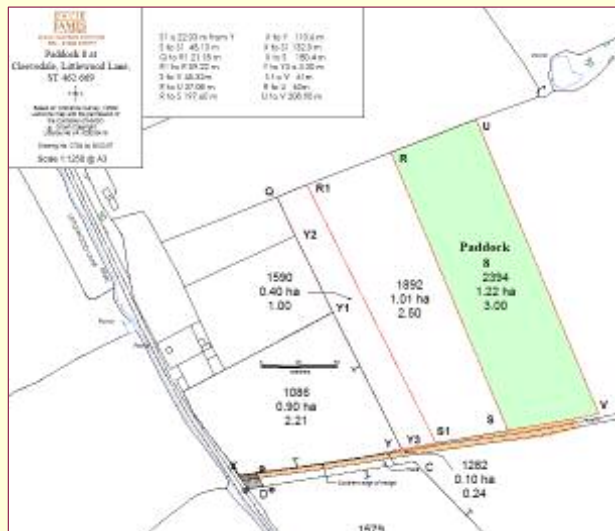
VENDOR'S SOLICITOR

Murray Roach Solicitors
Clifford House
59 High Street
Nailsea BS48 1AW
Tel: 01275 858266

SPECIAL CONDITIONS OF SALE

1. Development Clause. The land is subject to a development clause that in the event that planning permission is granted for any change of use (excluding agricultural and equestrian), the successful purchaser and their successors in title will be liable to pay 50% of the uplift in value to the vendors or their successors in Title for a period of 21 years from 2 August 2007.
2. The two field shelters will be removed prior to completion and are excluded from sale.
3. The purchaser is to contribute £500+VAT towards the vendors reasonable professional fees.

REF: 23997



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