

**LAND AT MOOR LANE/MOOR CROFT ROAD
HUTTON, WESTON-SUPER-MARE, BS24 9QL**

Weston-super-Mare – 3.6 miles M5(Jct 21) – 5 miles Banwell – 3.6 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

		<u>Guide Price</u>
Lot 11 – Investment Land	2.42 acres (0.98 ha)	£40,000
Lot 12 – Pony Paddock	2.77 acres (2.95 ha)	£20,000

GENERAL REMARKS AND STIPULATIONS

A rare opportunity to purchase one or two lots of strategic investment land adjoining residential development and productive agricultural land. Lot 11 being 2.42 acres (0.98 ha) with a footpath across the field and the second, Lot 12, being 2.77 acres (1.12 ha). Both are strategically placed on the north side of Hutton village and have been in the family for two generations. The land is level, permanent pasture. Lot 11 has dual access from Moorcroft and Moor Lane. Lot 12 has a right of way over the area A-A1-A2 at all times and for all purposes.

The land has an agricultural land classification Grade 3 and the soil type is Newchurch 2. The land would be suitable for a range of uses including equestrian and/or horticultural subject to the relevant planning consent being obtained.

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.

Lot 11 has a footpath crossing the field.

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 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.



OUTGOINGS

Drainage Board Rates apply.

LOCAL AUTHORITY

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

VENDOR'S SOLICITOR

Chawner Grey & Co.
Grove Chambers
Weston-super-Mare
BS23 2AA
Tel: 01934-417768
FAO: Tim Hannah

SERVICES

Lot 11- mains water connected via a sub-meter.

Lot 12 - mains water believed to be available on Moor Lane.

DESIGNATIONS

North Somerset Replacement Local Plan Adopted March 2007:

- Forest of Avon;
- Protected Species & Their Habitats

SPECIAL CONDITIONS OF SALE

1. Development Clause – Lot 11 & 12

The land is subject to a development clause that in the event that planning permission is granted for any change of use, the successful purchasers and their successors in title will be liable to pay 50% of the uplift in value to the vendors for a period of 20 years from the date of completion.

2. Single Farm Payments Excluded

3. **Lot 11** - The purchaser of Lot 11 must construct and thereafter maintain a stock proof boundary fence along the line A1-A2-B marked on the plan within one month from the date of completion.

4. **Lots 11 & 12** – The successful purchaser of each lot will contribute a payment of £350 plus VAT towards the vendor's reasonable professional fees.

REF: 23771/4



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