

**STRIP OF LAND ALONGSIDE “THE STRAWBERRY LINE”,  
THE CAUSEWAY, CONGRESBURY, NORTH SOMERSET, BS49 5DJ**

Weston-super-Mare 9.26 miles

Yatton 1.23 miles



**FOR SALE BY AUCTION**

*(unless sold prior)*

**On Tuesday 23<sup>rd</sup> March 2010 at 7.00pm**

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

**Lot 1 Copse/Wildlife Haven/Land 0.90 acres (0.36 ha)**

adjoining “The Strawberry Line” dismantled railway  
now a popular cycling and walking route

**GUIDE PRICE: £2,000**

### GENERAL REMARKS AND STIPULATIONS

Affordable opportunity to own a strip of land measuring 0.90 acres (0.36ha) adjoining "The Strawberry Line", a dismantled railway now a popular cycling and walking route through a nature reserve. Easily accessed from Congresbury village. The land has a right of access along Dolemoor Lane.

### 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.

### 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.

### SERVICES

Rhyne water available. No mains electricity.

### DESIGNATIONS

Under the North Somerset Replacement Local Plan Adopted March 2007 the land has the following designations:

- Protected Species & Their Habitats
- Forest of Avon
- Groundwater Source Protection Zone

### DIRECTIONS

By car from the Weston-super-Mare direction - at the traffic light junction on the A370 Weston-super-Mare road at Congresbury turn right onto the B3133 High Street. Take the third turning on the right into The Causeway. At the end of the road turn left onto a track called Dolemoor Lane which is driveable in a 4x4 type vehicle, continue for about 600 metres and the land is on your left hand side just before the Strawberry Line cycleway/footpath. The land can also be approached by bicycle, or on foot directly from the Strawberry Line cycleway/footpath off the A370 between Congresbury village and Sousta Greek restaurant.

### LOCAL AUTHORITY

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

### VENDOR'S SOLICITOR

Roger Burdock  
Berry Redmond with Fryer Collett  
10 Woodborough Road  
Winscombe  
Somerset BS25 1AA  
Tel: 01934-842903

### SPECIAL CONDITIONS OF SALE

1. Purchaser to contribute £1,000 + VAT towards vendor's professional fees.

REF: 22671/9



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