

**LAND TO THE REAR OF REDDING COTTAGES,
CASWELL LANE, CLAPTON-IN-GORDANO, PORTISHEAD, BS20 7RT**

Nailsea 3.7 miles

Portishead 2.2 miles



FOR SALE BY AUCTION

(unless sold prior)

On Tuesday 23rd March 2010 at 7.00pm

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

Lot 2

**Investment Land/Garden Plot
with redundant timber buildings
0.186 acres (0.075 ha)**

GUIDE PRICE: £10,000

GENERAL REMARKS AND STIPULATIONS

This is an opportunity to own a small parcel of land, comprising 0.186 acres (0.075ha). The land is set back off the road with access via a right. The land would suit a variety of uses in particular allotment gardens or may be of as an investment.

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.

Access is via a right of way around the back of Redding Cottages. Shown yellow on the sale plan.

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

Mains water available in track.

DESIGNATIONS

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

- Former Coalfield Area
- Forest of Avon
- Green Belt

LOCAL AUTHORITY

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

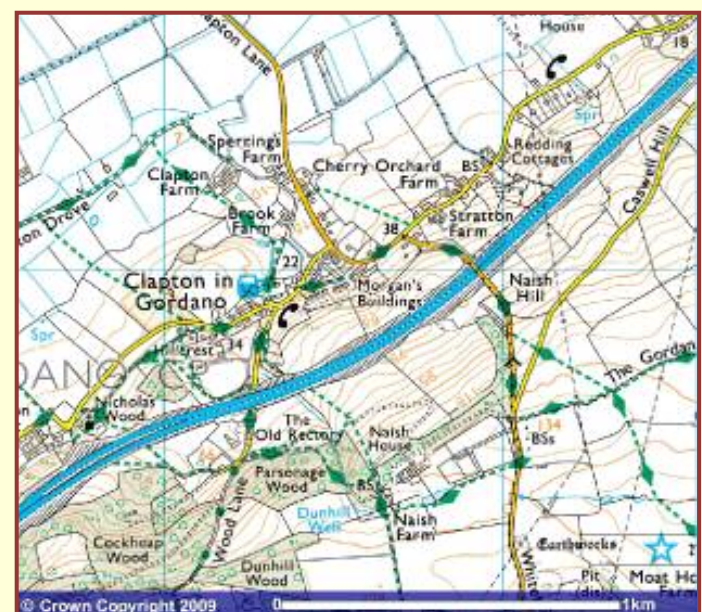
VENDOR'S SOLICITOR

FAO Sue Mullan
Wards Solicitors
1-3 Alexandra Road
Clevedon
BS21 7QF
Tel: 01275 850470

REF: 24060

SPECIAL CONDITIONS OF SALE

1. Purchaser to contribute £500 + VAT towards vendor's professional fees.



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