

**STABLES AND PADDOCKS AT PARDLESTONE LANE
KILVE, NR MINEHEAD, WEST SOMERSET TA5 1SQ**

Minehead 14.1 miles

Bridgwater 12.8 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 3 Stables and Paddocks 4.50 acres (1.82ha)

GUIDE PRICE: £35,000

GENERAL REMARKS AND STIPULATIONS

This is a rare opportunity to purchase a block of three stables and two paddocks in a valley backing onto the Quantock Hills. The stables are wooden in construction with a corrugated tin roof and an earth floor. The block is 13.10 m x 3.8m (43' x 12' 6"). The land is 4.50 acres (1.82ha) in total split into two paddocks on the western side of a valley with the stables in the bottom of the valley. The soil type is Whimple 3, a reddish fine loam over clayey soils with a slowly permeable subsoil.

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. The land has an overhead wayleave in the form of a Western Power Distribution pylon. (ZKF-47)

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 sales 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.

DIRECTIONS

The village of Kilve is on the A39 between Bridgwater (approximately 12.8 miles) and Minehead (approximately 14.1 miles). In the centre of the village is Kilve Stores. Opposite Kilve Stores and set back off the road is a discrete left turn onto Pardlestone Lane. Follow this lane for approximately 0.7 mile and the land is on the right hand side after a small wood.

LOCAL AUTHORITY

West Somerset Council
West Somerset House
Killick Way
Williton
Taunton
TA4 4QA
Tel: 01643-703704

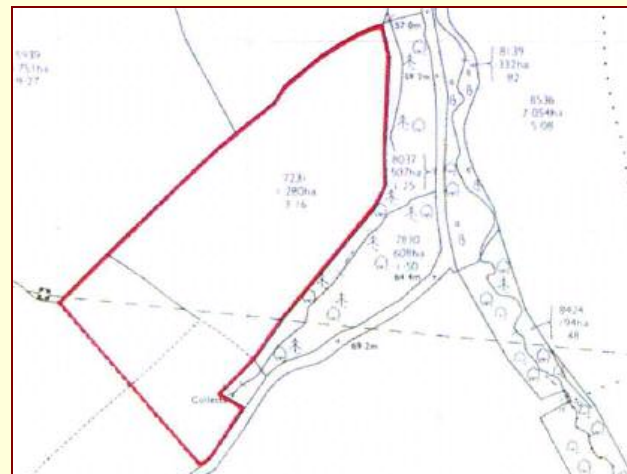
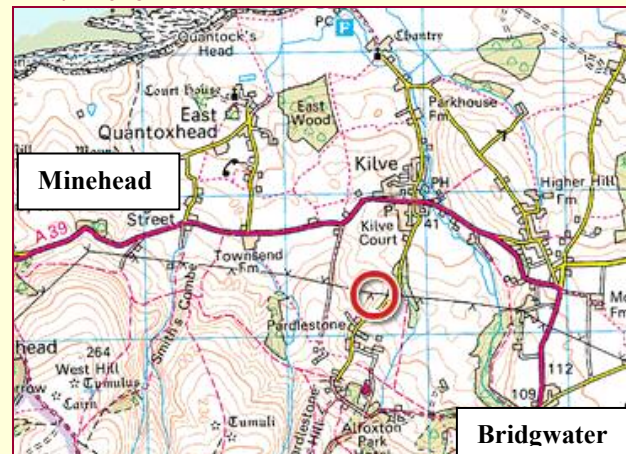
VENDOR'S SOLICITOR

Sally Meadows
Berry Redmond with Fryer Collett
19 The Boulevard
Weston Super Mare
Somerset
BS23 1NR
Tel: 01934-619000

SPECIAL CONDITIONS OF SALE

1. The purchaser is to contribute £500 plus VAT towards the vendors reasonable professional fees.

REF: 24076



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