

**LAND AT BULLOCKS LANE, KINGSTON SEYMOUR,
CLEVEDON, NORTH SOMERSET, BS21 6XA**

Clevedon 4.2 miles

Yatton 3 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

AS A WHOLE OR IN 2 LOTS:

				GUIDE PRICE
Lot 4	AS A WHOLE	5.89 acres	(2.38 ha)	£40,000
Lot 4A	Agricultural Land	3.82 acres	(1.55 ha)	£25,000
Lot 4B	Agricultural Land	2.07 acres	(0.84 ha)	£15,000

GENERAL REMARKS AND STIPULATIONS

This is an opportunity to acquire 5.89 acres (2.38 ha) of Grade 3 land either as a whole or in 2 lots. The land has the soil type NEWCHURCH 2 characterised by a deep stoneless mainly calcareous clayey soil. There is a right of way access along Bullocks Lane from Back 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.

DIRECTIONS

On the B3133 at Yatton take the turning marked Kingston Seymour over the motorway bridge, fork right into Back Lane and take the first on the right after Kingston Seymour garage into Bullocks Lane and then take first right into The Drove which leads down to the field. Our For Sale board will be on the gate.

DESIGNATIONS

North Somerset Replacement Local Plan (Adopted 2007):

- Floodplain
- Forest of Avon
- Protected Species and their Habitats

LOCAL AUTHORITY

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

VENDOR'S SOLICITOR

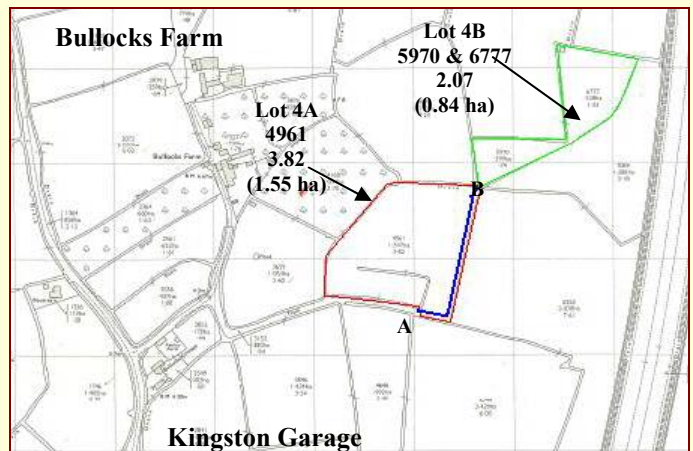
Wards Solicitors
52 Broad Street
Bristol BS1 2EP
FAO: J Wilson
Tel: 0117 929 2811

SPECIAL CONDITIONS OF SALE

1. If sold in separate lots the purchaser of Lot 4B will have a 12ft right of way at all times and for all purposes over Lot 4A between points A and B as shown coloured blue.

2. The Single Farm Payment is excluded.
3. The purchaser of each lot is to contribute £350 + VAT towards the vendor's reasonable professional fees.

REF: 2120/7



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