

**FARM BUILDING AND LAND AT SUMMERLEAZE,
LITTLETON LANE, WINFORD, BS40 8HF**

Winford 1.4 miles

Bristol 9 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 5	Smallholding	18.05 Acres 7.30 Ha	£80,000
Lot 5A	Building (1200sq ft) and paddocks	6.44 Acres 2.60 Ha	£45,000
Lot 5B	Agricultural land	11.61 Acres 4.69 Ha	£45,000

GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase 18.05 acres (7.28 ha) as a whole and a pole barn at Littleton Lane. The land is divided into three paddocks, all of which are currently permanent pasture. The soil type is Curtisden, a silty soil over limestone. The land is classified grade 3.

The building is a pole barn with corrugated tin cladding and partly concreted floor. The building is 60 ft x 20 ft (18.50M x 5.9 M).

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. A public footpath goes east to west across the land..

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.

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

Travelling from Winford to Chew Magna on the B3130, head out of Winford passing the old market site on the right hand side. Take the first left onto Littleton Lane, Follow this lane, fork right as the lane narrows. The land is 300m from the fork on the right hand side.

SERVICES

Mains water. There is a trough charge, in 2010 this is £190 per annum which will be shared equally between Lot 5A and Lot 5B.

DESIGNATIONS

North Somerset Replacement Local Plan

- Green Belt
- Ground water source protection area
- Forest of Avon

LOCAL AUTHORITY

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

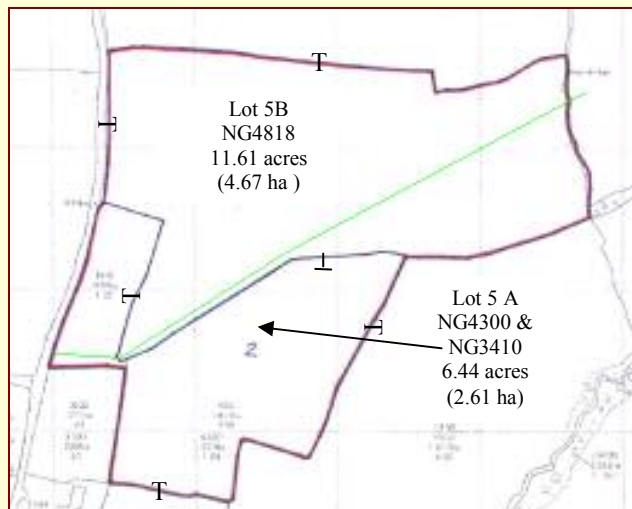
VENDOR'S SOLICITOR

FAO: Sarah Whittaker
Bennetts Solicitors
High Street
Wrighton
Bristol BS40 5QB
Tel: 01934 862786

SPECIAL CONDITIONS OF SALE

1. Single Farm payment entitlements are excluded
2. The successful purchaser of each lot will contribute £350 + VAT towards the vendors reasonable professional fees.

REF: 24081



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