

**D A V I D**  
**JAMES**  
& PARTNERS LLP

Rural Chartered Surveyors  
Country House Agents

**LAND AT BLAGDON LANE,  
BUTCOMBE, NORTH SOMERSET, BS40 7UP**

Butcombe 0.5 miles

Blagdon 1.5 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**

AS A WHOLE OR IN 2 LOTS

**GUIDE PRICE**

**Lot 6 Agricultural Land 5.04 acres (2.04 ha) £45,000**

**Lot 6A Agricultural Land 2.55 acres (1.03 ha) £25,000**

**Lot 6B Agricultural Land 2.49 acres (1.01 ha) £20,000**



Barley Wood Stables Long Lane  
Tel 01934 864300

Wrington North Somerset BS40 5SA  
[www.davidjames.org.uk](http://www.davidjames.org.uk)



**GENERAL REMARKS AND STIPULATIONS**

This is an opportunity to purchase 5.04 acres of agricultural land to be sold as a whole or in 2 lots.

The land is situated off Blagdon Lane between Butcombe and Blagdon. The land is permanent pasture. The soil type is Whimple 3, a reddish loam over clay with slowly permeable subsoils.

**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**

From the centre of Blagdon village take Blagdon Lane towards Butcombe, pass over the dam bridge and the land is approx. 0.5 mile on the right hand side almost opposite the property known as "Blagdon View".

**SERVICES**

Mains Water.

**LOCAL AUTHORITY**

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

**VENDOR'S SOLICITOR**

Bennetts Solicitors  
High Street  
Wrington  
Bristol  
BS40 5QB  
Tel: 01934 862786

**SPECIAL CONDITIONS OF SALE**

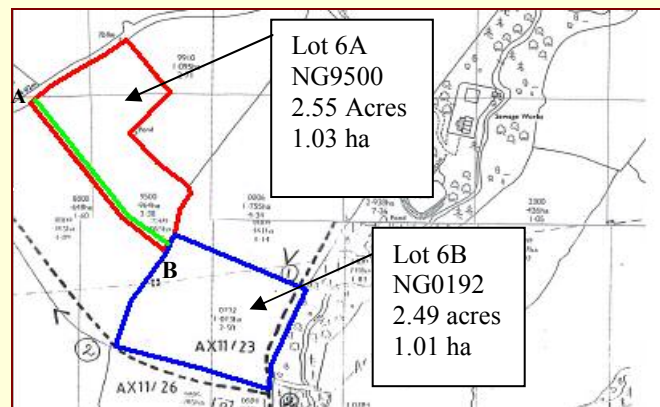
1. The purchaser of Lot 6B has a 4m right of way between points A and B marked green.
2. Single Farm payment entitlements are excluded, available at valuation.
3. The purchaser of each lot is to contribute £350 + VAT towards the vendors reasonable professional fees.

**DESIGNATIONS**

North Somerset Replacement local plan proposals map adopted March 2007

- Mendip Hills Area of Outstanding Natural Beauty.
- Green Belt
- Forest of Avon
- Protected species and their habitats

**REF: 22382/4**



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