

**LAND AT YOUNGWOOD LANE, NAILSEA,
NORTH SOMERSET, BS48 4NS**

Nailsea 0.8 miles

Bristol 10.1 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 7 Investment/ Paddock 1.62 acres (0.66 ha)
with woodland hedge and small dew pond**

GUIDE PRICE: £22,500 + VAT

GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase 1.62 acres (0.66 ha) of land on the edge of Nailsea. This paddock is accessed off Youngwood Lane. The land has the soil type Compton, a stoneless reddish clayey soil. The land is currently permanent pasture.

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.

DESIGNATIONS

North Somerset Replacement Local Plan Adopted March 2007

- Former coalfield area
- Wildlife site
- 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

Osborne Clark
2 Temple Back East
Temple Quay
Bristol
BS21 6EG
Tel: 01179 173000

SPECIAL CONDITIONS OF SALE

1. The land is subject to a development clause that in the event of planning permission being granted for any change of use except agricultural and non commercial equestrian uses the purchaser or their successors in title are liable to pay 50% of the uplift in value on the granting of the permission for a period of 80 years from the date of completion.
2. The successful purchaser will contribute £750 + VAT towards the vendors reasonable professional fees.
3. Single Farm Payment Entitlements are excluded.

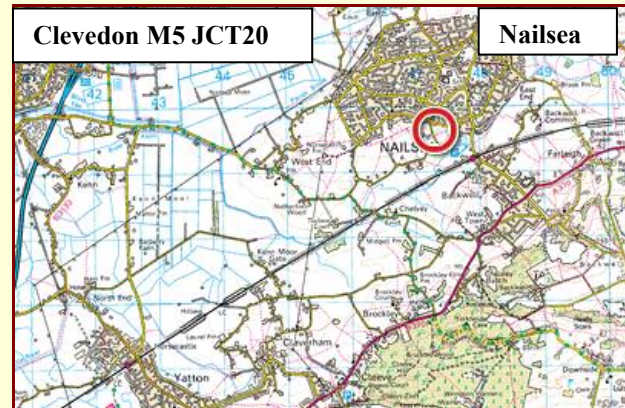
SERVICES

Mains water via a sub meter connection at purchaser's cost.

DIRECTIONS

From Backwell railway station travel to Nailsea up the small hill, turn left onto Queens Road, then first left at The Perrings. After the right hand bend take the first left into Youngwood Lane (quite a discreet junction). The field will be found on the left hand side after approximately 150 yards, opposite White Oak House Farm entrance

REF: 23888/1



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