

**LAND AT BRINSEA ROAD, CONGRESBURY,  
NORTH SOMERSET, BS49 5JF**

Bristol 13.2 miles

Yatton 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**

**Lot 10 - Strategic Investment Land with Small Barn (430 sqft)  
9.27 acres (3.75ha)**

**GUIDE PRICE: £100,000**

### GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase 9.27 acres (3.75 ha) of ring fenced agricultural land on the southern edge of Congresbury village with road frontage. The land is approximately 10m above sea level with a soil type of Brockhurst 2, a slowly permeable seasonally waterlogged reddish fine loamy over clayey soils. The land is accessed directly off Brinsea Road via a field gate. The land is permanent pasture with ditches/rhynes.

### 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.

Public footpaths run 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.

### 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.

### SERVICES

Mains water.

### DESIGNATIONS

North Somerset Replacement Local Plan adopted March 2007

- 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

Bevans Solicitors  
Grove House  
Grove Road  
Bristol  
BS6 6UL  
Tel 01179 237249

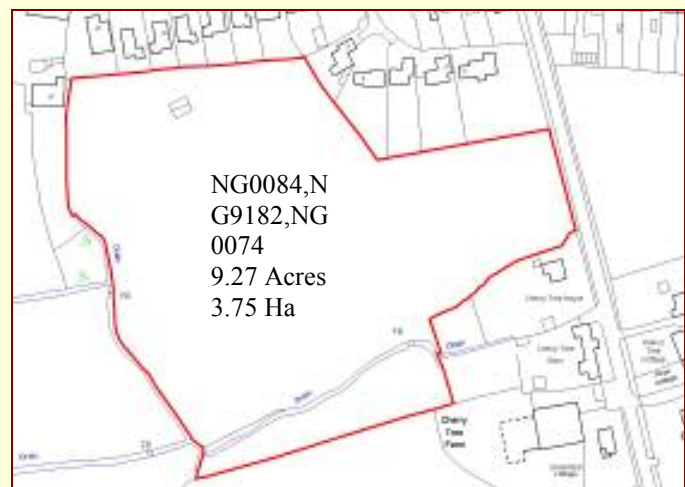
### DIRECTIONS

Coming into Congresbury from Bristol on the A370 turn left at the Ship and Castle pub traffic lights onto the B3133, follow for about 0.7 miles, the land is the first field as you exit the village on the right hand side. The land is accessible from the B3133.

### 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 excluding 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 planning permission for a period of 21 years from the date of completion .
2. The successful purchaser is to contribute £350 + VAT towards the vendors reasonable professional fees.
3. Single Farm Payment Entitlements are excluded.

### REF: 5008/5



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