

**LAND AT PARK FARM, PARK ROAD, CONGRESBURY
NORTH SOMERSET, BS49 5HJ**

Bristol 13.2 miles

Yatton 1.4 miles



FOR SALE BY AUCTION

(Unless Sold Prior)

On Tuesday 23rd March 2010 at 7:00 pm

At Mendip Spring Golf Club, Honey Hall Lane, Congresbury, BS49 5JT

**Lot 11 Strategic Investment Land with River Frontage
14.09 acres (5.70 Ha)**

GUIDE PRICE: £150,000

GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase 14.09 acres (5.70 ha) of agricultural land on the edge of the village of Congresbury.

The land is accessed via Park Road. The land has a soil type Brockhurst 2, a slowly permeable seasonally waterlogged reddish fine loamy clayey soil. The land is MAFF land classified grade 2.

The land is currently used as pasture with river frontage onto the Congresbury Yeo.

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. The land is crossed by a Western Power Distribution wayleave and a public footpath. Land is subject to a land drainage easement.

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 sales 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

Rhyne and ditch water available.

OUTGOINGS

West Mendip Internal Drainage Board rates on part of the land. Drainage rates in 2009/10 £6.77 per annum.

LOCAL AUTHORITY

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

VENDOR'S SOLICITOR

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

DIRECTIONS

On the A370 from the Bristol direction at Congresbury turn left at the traffic light junction by the Ship and Castle pub onto the B3133, follow the road for about ¼ mile then turn left onto Park Road. Follow this road until you reach Park Farm on the left hand side and the land is on the same side.

DESIGNATIONS

North Somerset Replacement Local Plan adopted March 2007

- Groundwater source protection zone
- Wildlife site
- Forest of Avon
- Protected species and their habitats

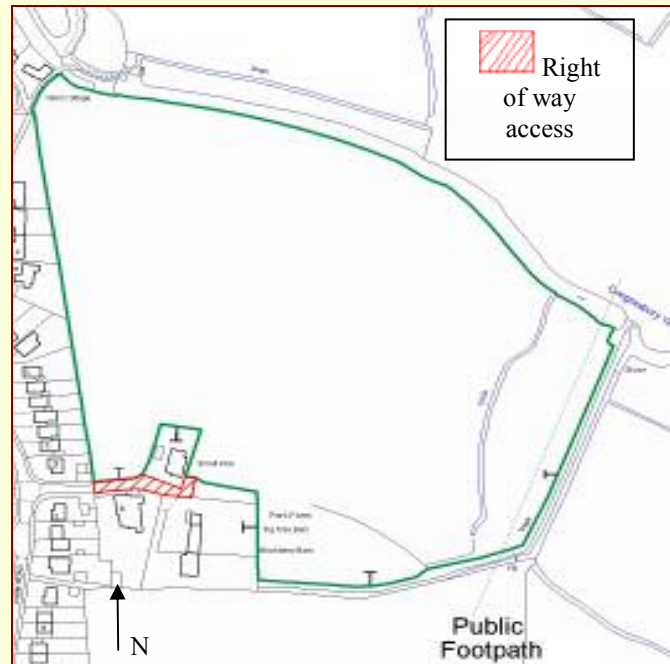
SPECIAL CONDITIONS OF SALE

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 the planning permission for a period of 21 years from the date of completion.

2. The successful purchaser is to contribute £350 + VAT towards the vendor's reasonable professional fees.

3. Single Farm Payment Entitlements are excluded.

REF: 5008/4



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