

**DAVID
JAMES**
& PARTNERS LLP

Rural Chartered Surveyors
Country House Agents

**THE OLD SHOE STABLE,
A38 REDHILL, REDHILL, NORTH SOMERSET, BS40 5TD**

Churchill 4 miles

Bristol Airport 1.5 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 12 - A SINGLE STOREY STONE BUILDING
282.88 SQFT (26.28 SQM)**

GUIDE PRICE £15,000+



Barley Wood Stables Long Lane Wroughton North Somerset BS40 5SA
Tel 01934 864300 www.davidjames.org.uk



GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase a stone single storey building under a tiled roof measuring 1484.8 sqft (137.9 sqm) GEA. The building used to be used as a garage lock up unit and is situated by the side of the A38 half way up Redhill.

TENURE

Freehold with vacant possession

REF: 24087

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 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, keys are with David James & Partners LLP

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 available in Road.
Mains electricity available but no longer believed to be connected.

DESIGNATIONS

North Somerset Replacement Local Plan (Adopted March 2007)

- Forest of Avon
- Protected Species Habitat
- Green Belt

LOCAL AUTHORITY

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

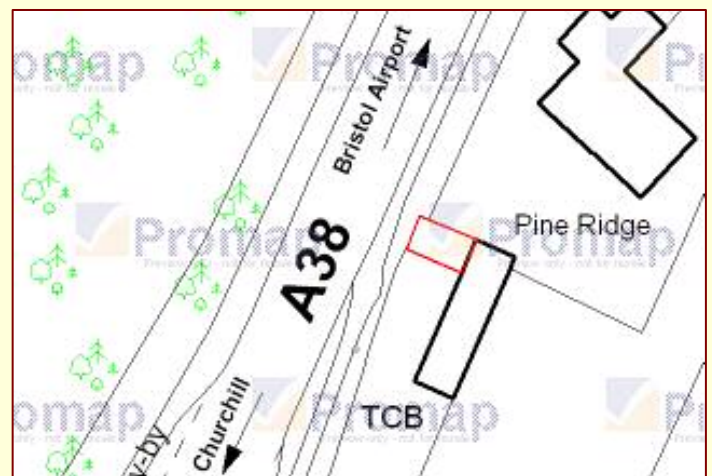
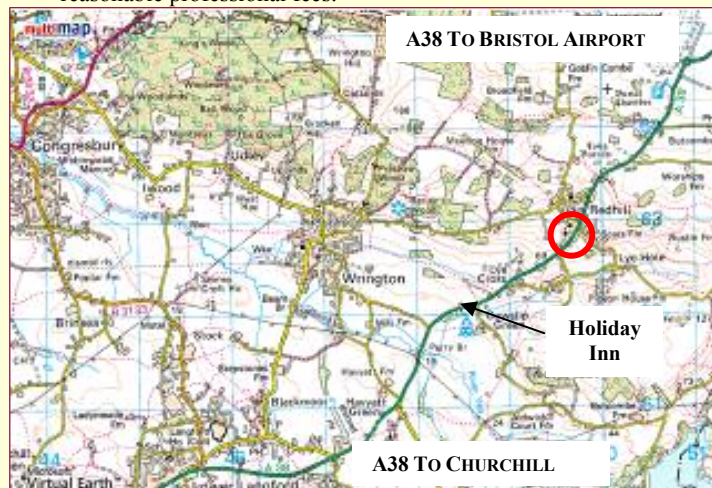
VENDOR'S SOLICITOR

Bennetts Solicitors
High Street
Wrington
Bristol
BS40 5QB
Tel: 01934 862 786

Special Conditions of Sale

1. The building is subject is a development clause that in the event of planning permission being granted for residential use 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 20 years from the date of completion .

2. The purchaser is to contribute £500+VAT towards the vendors reasonable professional fees.



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