

**LAND AT FUDDLEBROOK
MARSHFIELD**

PADDOCK OF APPROX. 3.82 ACRES (1.55 HA)

Marshfield - 0.5 miles

Bath/Bristol - 9 miles



FOR SALE BY AUCTION
AT THE KENDLESHIRE GOLF CLUB, COALPIT HEATH
ON TUESDAY, 27TH APRIL 2010 AT 6.30PM
GUIDE PRICE: £35,000 - £40,000

DESCRIPTION

A level block of good pasture with close proximity to the village of Marshfield. The land has previously been used for the keeping of horses and is currently being used for the grazing of livestock and has lovely views over the surrounding countryside and back towards Marshfield, being just a short walk from the village. The land has also been recently stock fenced.

LOCATION PLAN



DIRECTIONS & ACCESS

The land is situated at the bottom of Fuddlebrook Hill just outside the village of Marshfield. From the village head down Fuddlebrook Hill, go straight on past the Ayford Lane turning onto the Ashwicke Road and the land can be found on the right hand side opposite the entrance to Rudgeway Farm.

PLANNING

Designated open countryside and in an Area of Outstanding Natural Beauty.

TENURE

Freehold with vacant possession.

SERVICES

Mains water and mains electricity are available nearby, with connections being subject to the consent of the relevant service providers.

LOCAL AUTHORITY

South Gloucestershire Council
Tel: 01454 868686

SPECIAL CONDITIONS OF SALE

The Single Payment Scheme entitlements are not included in the sale of the land.

LOTING & 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.

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.

VIEWING

At any reasonable daylight hour with a set of sale particulars and with the usual courtesy shown to the occupier.

VENDORS SOLICITORS

Batchelor Sharp Solicitors, 3 Badminton Court, Station Road
Yate, Bristol, BS37 5HZ Tel: 01454 319100
F.A.O. Paul Taylor

SALE PLAN



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.

BOUNDARIES

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.

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

1. Unless otherwise announced at the time of the auction each Lot is sold subject to the Common Auction Conditions (the Conditions) and to the Special Conditions of Sale to each Lot along with the conditions contained in this Notice numbered 1-12 inclusive.
2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries, with all relevant authorities and other bodies.
3. Subject to the Conditions and Special Conditions, as soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property.
4. Following upon the fall of the hammer, the successful bidder must immediately present to the Auctioneer's clerk his name and address and, if appropriate, the name and address of the person or company on whose behalf he has been bidding and in default of such information being provided at once, the Auctioneer shall be entitled to re-submit the property for sale. This information will be used to complete a Memorandum of Contract which the successful bidder must sign and exchange prior to leaving the room and at the same time present a deposit of 10% of the purchase price.
5. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixtures or fittings expressed to be included in the sale by making inspection of the property and all necessary enquiries to **David James & Partners LLP**, the Vendor's appropriate advisers and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.
6. All location plans published in the Particulars of Sale are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold and are expressly excluded from any contract. Any arrows on photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the precise interest to be conveyed.
7. The Auctioneers reserve the right to sell any lot or lots or any part of any lot before the auction, to alter the order of sale or to amalgamate lots or divide lots or to withdraw the whole or any lot or parts thereof.
8. Each lot is sold subject to a reserve price and the Vendor reserves the right to bid up to the reserve price through the Auctioneer at the auction.
9. Should any dispute arise between the Vendor and the Purchaser before completion as to any point whatsoever contained in these particulars or as to their interpretation in the matter in dispute shall be referred to the Arbitration of the Auctioneers, whose decision shall be final and binding on all parties and who shall decide how the cost of such reference shall be borne.
10. Prospective purchasers are strongly advised to view the Special Conditions of Sale and additional information appertaining to each lot which are available separately from the relevant Auctioneer's office or the offices of the acting solicitors.
11. Prospective purchasers are reminded that no questions will be invited after the commencement of the sale. The Auctioneers and Solicitors will be available approximately half an hour prior to the commencement of the Sale to answer any last-minute queries, however, prospective purchasers are recommended to make any enquiries before the day of the sale.
12. Bids will be regulated entirely at the discretion of the Auctioneer.
13. In accordance with The Money Laundering Act 2003 purchasers will be required to provide two forms of identification, a passport or driving licence and a utility bill.

Particulars dated February 2010

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