

**D A V I D**  
**JAMES**  
& PARTNERS LLP

Rural Chartered Surveyors  
Country House Agents

**LAND AT MILLARDS DROVE, EDINGTON ROAD,  
BURTLE, BRIDGWATER TA7 8NX**

Glastonbury 9.3 miles

M5 J23 7 miles



**PRELIMINARY DETAILS**

**FOR SALE BY AUCTION**

(Unless sold Prior)

**On Tuesday 11<sup>th</sup> May 2010 at 7.00 pm**

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

**Lot 4 - Peat Moor/Wildlife Land 6.11 acres (2.47 ha)**

**GUIDE PRICE: £15,000**



Barley Wood Stables Long Lane Wrington North Somerset BS40 5SA  
Tel 01934 864300 [www.davidjames.org.uk](http://www.davidjames.org.uk)



**GENERAL REMARKS AND STIPULATIONS**

This is an opportunity to purchase 6.11 acres (2.47ha) of land on the Somerset levels between the villages of Burtle and Edington. The land is accessed via Millard Drove off Edinton Road. The soil type is Altcar 1 a deep peat soil wiith earthy topsoil. The land is classified as Grade 2.

**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.

**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.

**OUTGOINGS**

Internal Drainage Board rates.

**SERVICES**

Rhyne water.

**DESIGNATIONS**

Sedgemoor District Local Plan Deposit Draft Proposal Maps, 21 June 1999

- Internationally important nature conservation site. Policy CNE8
- Development of Floodplan. Policy CNE14
- Best agricultural land. Policy CNE5

**DIRECTIONS**

Form Junction 23 of the M5 take the A39 heading for Street. After 5 miles turn left onto Holywell Road, signposted for Edington. Follow Holywell Road through Edington, the road continues into Edington Road, once out of Edington take the third drove on the left hand side and the land is at the bottom of the drove on the right hand side.

**LOCAL AUTHORITY**

Sedgemoor District Council  
King Square  
Bridgwater  
Somerset  
TA6 3AR  
0845 408 2540

**VENDOR'S SOLICITOR**

FAO: Chris Cole  
John Hodge Solicitors  
50 High Street  
Yatton  
BS49 4HJ  
Tel: 01934 833 208

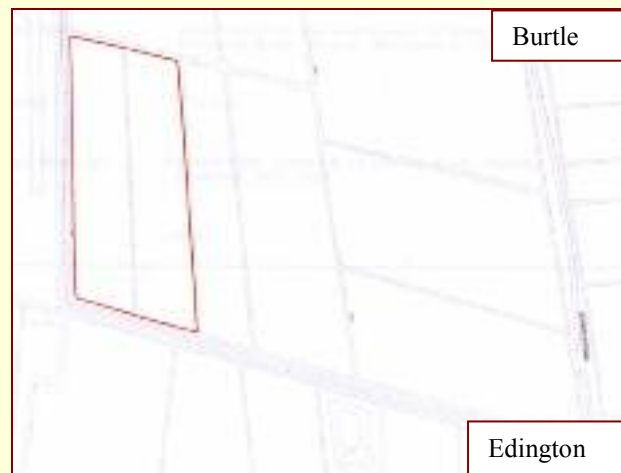
**VIEWING**

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

**SPECIAL CONDITIONS OF SALE**

1. The successful Purchaser is to contribute £500 +VAT towards the vendors reasonable professional fees.

REF: 23808/1



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