

D A V I D
JAMES
& PARTNERS LLP

Rural Chartered Surveyors
Country House Agents

**LAND AT HOUNSLEY BATCH, BROAD MEAD LANE,
WINFORD, BS40 8BS**

Winford 1.7 miles

Chew Magna 2.4 miles



PRELIMINARY DETAILS

FOR SALE BY AUCTION

(unless sold prior)

On Tuesday 11th May 2010 at 7.00pm

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

Lot 9 Building and Land 11.22 acres (4.53 ha) £80,000

as a whole or in 2 lots

Lot 9A Agricultural Building and Land 5.68 acres (2.29 ha) £45,000

Lot 9B Agricultural Land 5.54 acres (2.24 ha) £35,000



Barley Wood Stables Long Lane Wroughton North Somerset BS40 5SA
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GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase 11.22 acres (4.54 ha) of agricultural land with an agricultural building 50ft x 20ft (gross external). The soil is a slightly acid loamy clayey soil. The land is accessed via Broad Mead Lane.

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.

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

Mains water via shared private pipe. Lot 9B to contribute 50% of water costs.

DESIGNATIONS

The North Somerset Local Plan, Proposal Plan, Adopted March 2007:

- Green Belt
- Groundwater Source Protection Zone
- Forest of Avon

LOCAL AUTHORITY

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

VENDOR'S SOLICITOR

FAO: Heather Jones
Wards Solicitors
37 Boulevard
Weston super Mare
North Somerset
BS23 1PE
Tel: 01934 413535

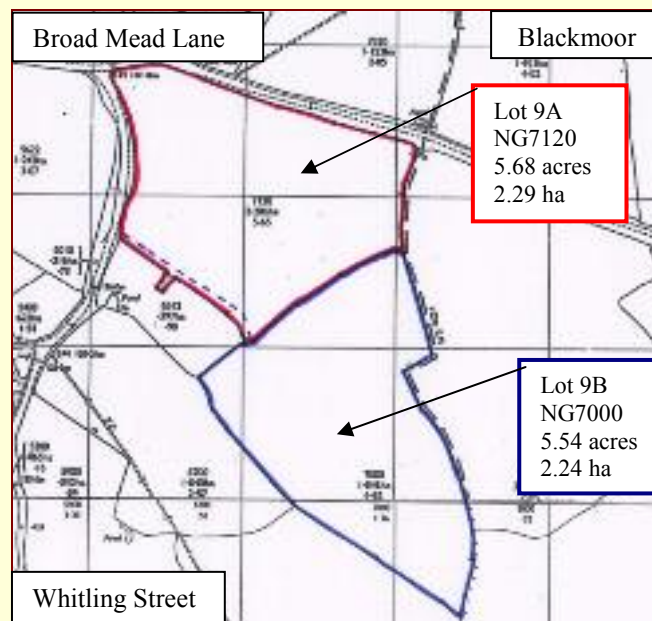
SPECIAL CONDITIONS OF SALE

1. Single Farm Payment entitlements are excluded.
2. The successful purchaser is to contribute £500 + VAT towards the vendors reasonable professional fees.

DIRECTIONS

From the Crown Inn heading towards Regil, at the crossroads head left on Featherbed Lane. At the end of the lane turn left onto Broad Mead Lane. At the next crossroads turn right onto Whitling Street and the land is on the left hand side.

REF: 24031



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