

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

Rural Chartered Surveyors
Country House Agents

**METHODIST CHAPEL SITE, THE DRIVE, STANTON DREW,
NR. PENSFORD, BRISTOL, BS39 4DQ**

Chew Magna 2.1 miles

Bristol 8.4 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 10 Redevelopment Site with Planning for 3 Dwellings

GUIDE PRICE: £150,000



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

This is an opportunity to purchase a residential development site with planning permission for the erection of three dwellings following demolition of existing church building (BANES Ref: 08/01675/ful dated 7th July 2008). The site is 579 sq.m (6,232 sq ft).

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.

There is a Wessex Water sewer 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.

AUCTION PACK

The Auction Pack is available on our website and includes:

1. Planning notification of decision (BANES ref: 08/01675/FUL) dated 7th July 2008
2. Drawing front and rear elevations
3. Drawing side elevations
4. Drawing street elevation
5. Drawing ground and first floor plans
6. Drawing site plan
7. Bristol water plan

LOCAL AUTHORITY

BANES Council
The Guild Hall
Bath
BA1 5AW
Tel: 01225 394041

VENDOR'S SOLICITOR

FAO: David Prewett
LHP Law LLP
37 Gay Street
Bath
BA1 2NT
Tel 01225-315053

TENURE

Freehold with vacant possession.

SPECIAL CONDITIONS OF SALE

1. Mines & minerals below 100ft are excluded;
2. Residential use only;
3. The purchaser will contribute £750 plus VAT towards the vendor's reasonable professional fees.

VIEWING

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

SERVICES

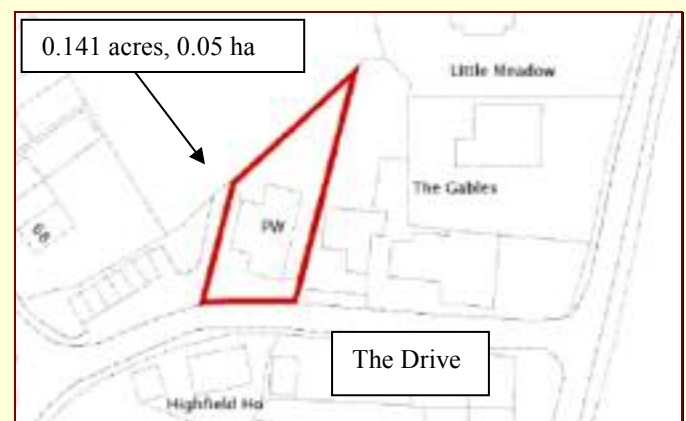
Mains water, electricity and sewerage available nearby.

DESIGNATIONS

Bath & North East Somerset Local Plan, Deposit Draft 2002

- Green Belt
- Within the Housing Development Boundry

REF: 24085



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