

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

Rural Chartered Surveyors
Country House Agents

**LAND AT WEST ROLSTONE ROAD,
HEWISH, NORTH SOMERSET BS24 6UR**

M5 JCT 21 1.6 miles

Banwell 1.9 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 12 General Purpose Building and Land 11.21 acres (4.54 ha) £120,000

as a whole or in 3 lots:

Lot 12A General Purpose Building, Corral & Land 5.00 acres (2.02 ha) £75,000

Lot 12B Agricultural Land 2.24 acres (0.91 ha) £20,000



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

This is a rare opportunity to purchase 11.21 acres (4.54 ha) of agricultural land with a new agricultural building, available as a whole or in 3 lots. The building is 75ft x 44ft x12ft. The land is accessed directly off West Rolstone Road. The soil type Fladbury 2 is a stoneless clayey soil with sandy subsoils. The land is land classification Grade 3.

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. Public footpath passes across Lot 13A

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.

LOCAL AUTHORITY

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

VENDOR'S SOLICITOR

FAO: Chris Cole
John Hodge Solicitors
50 High Street
Yatton
Bristol
BS49 4HJ
Tel: 01934 833208

SPECIAL CONDITIONS OF SALE

1. The previous Vendor reserved a development clause that in the event of planning permission being granted for change of use excluding equestrian, the 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 15 years dated from May 2005.
2. Lot 12B & Lot 12C – if sold separately the vendor will construct new culverts and gates at points X & Y at his own cost prior to completion.
3. Lot 12B & Lot 12C – the successful purchasers will each contribute 50% of the costs of constructing a new stockproof fence and gates between points X, Y & Z.
4. Water supply - the successful purchaser of Lot 12B will be granted an easement over Lot 12A to connect to the Bristol Water mains in the public highway if required.
5. Each Purchaser will contribute £500 +VAT towards the vendors reasonable professional fees.
6. Single Farm Payment excluded.

DESIGNATIONS

North Somersets Replacement Local Plan Adopted March 2007

- Forest of Avon
- Protected Species and their Habitats
- Part of NG4200 - Flood Plain

SERVICES

Water and electricity is connected to Lot 12A. Lot 12B and 12C – water and electricity is available nearby subject to purchaser arranging own connections.

VIEWING

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

REF: 9754/4



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