

**LAND AT THE PORTBURY HUNDRED,  
PORTBURY, NORTH SOMERSET**

M5(J19) Gordano 1.5 miles

Portishead 1 mile



**PRELIMINARY DETAILS**

**FOR SALE BY AUCTION**

*(unless sold prior)*

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

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

**Lot 6 - Paddock 1.66 acres (0.67 ha) £15,000**

**Lot 7 - Paddock 2.37 acres (0.96 ha) £20,000**

**Lot 8 - Paddock 2.52 acres (1.02 ha) £25,000**

### GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase up to 3 lots of land by the Portbury Hundred. The soil type is Newchurch 2, a deep stoneless soil which is mainly calcareous clayey soil.

### 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.

Lot 6 is accessed via a right of way owned by Lot 7 and Lot 8 is accessed via a right of way along a drove.

### 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 sale 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.

### DESIGNATIONS

North Somerset Replacement Local Plan Proposals Map, adopted March 2007:

- Green Belt
- Forest of Avon
- Pt Coastal Zone

### LOCAL AUTHORITY

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

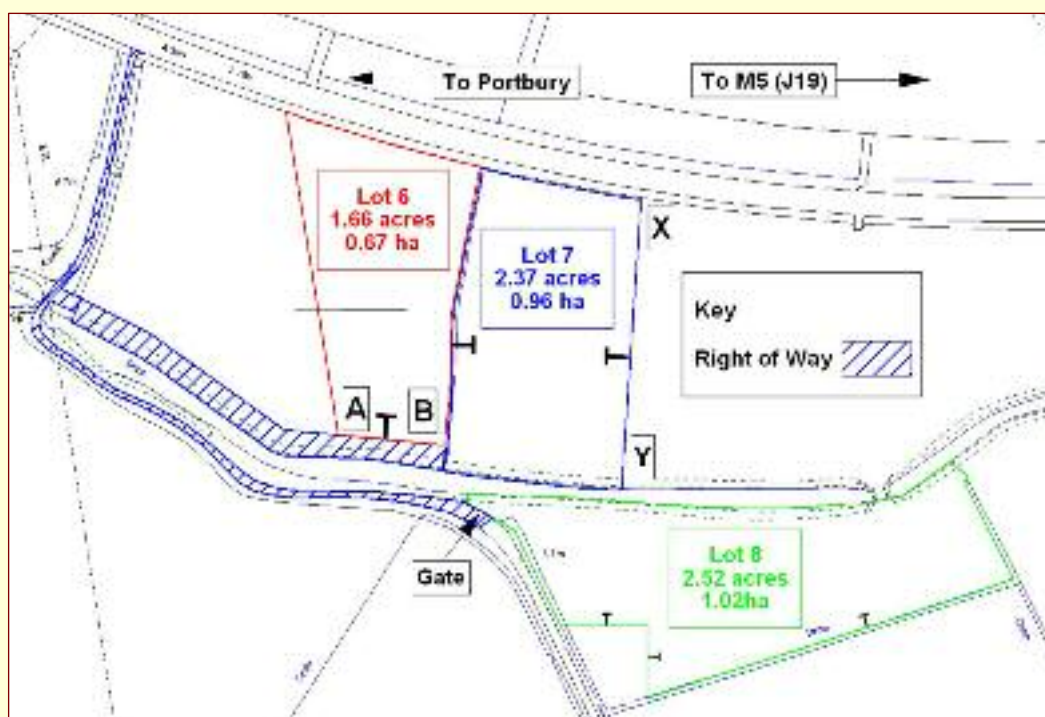
### VENDOR'S SOLICITOR

FAO: Gareth Richards  
J R Brown & Co  
8 Station Road  
Clevedon, BS21 6NH  
Tel: 01275-879292

### SPECIAL CONDITIONS OF SALE

1. There is a development clause that in the event that planning permission is granted the successful purchaser or their successors in Title will be liable to pay 45% of the uplift in value to Bristol City Council until 30<sup>th</sup> November 2029.
2. The purchaser of each lot is to contribute £500 plus VAT towards the vendor's reasonable professional fees.
3. The purchaser(s) to erect a stockproof fence as follows:-  
Lot 6: A-B      Lot 7: X-Y
4. Single Farm Payment entitlements are excluded, available at valuation.

**REF: 23957**



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