

**LAND AT “OLD JUBILEE NURSERY”, JUBILEE LANE,
LANGFORD, NORTH SOMERSET, BS40 5EJ**

Churchill Traffic lights A38 1miles

Bristol City Centre 13.8 miles



FOR SALE BY PRIVATE TREATY

**BEST AND FINAL OFFERS IN WRITING
TO DAVID JAMES AND PARTNERS LLP WRINGTON OFFICE
BY 12 NOON MONDAY 26TH JULY 2010**

LOT 1 BUILDINGS WITH PADDOCK 1.34 acres (0.54ha)

GUIDE PRICE: £15,000

GENERAL REMARKS AND STIPULATIONS

This an opportunity to purchase 1.34 acres (0.54 ha) of land with a number of timber and block framed buildings previously part of a nursery now including stables, hay store and sheds.

The land is accessed opposite the Langford Veterinary College entrance directly off Jubilee Lane. The soil type is Brockhurst 2 a slowly permeable reddish fine loamy over 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. Western Power Distribution wayleaves run over the land.

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.

SERVICES

Mains water via a shared pipe with Jubilee House.

LOCAL AUTHORITY VENDOR'S SOLICITOR

North Somerset Council	FAO: Rob Murray
Town Hall	Wards
Weston-Super-Mare	1-3 Alexandra Road
BS23 1TG	Clevedon BS21 7QF
Tel: 01934 888888	Tel: 01275 850470

SPECIAL CONDITIONS OF SALE

1. Development clause. The land is subject to an uplift payment that in the event that planning permission is granted for change of use to residential use, the successful purchaser and their successors in title will be liable to pay 50% of the uplift in value to the vendors for a period of 20 years from the date of completion.
2. The successful purchaser is to contribute £500 + VAT towards the vendors reasonable professional fees.
3. The successful purchaser is to install a sub meter at their own costs.

DESIGNATIONS

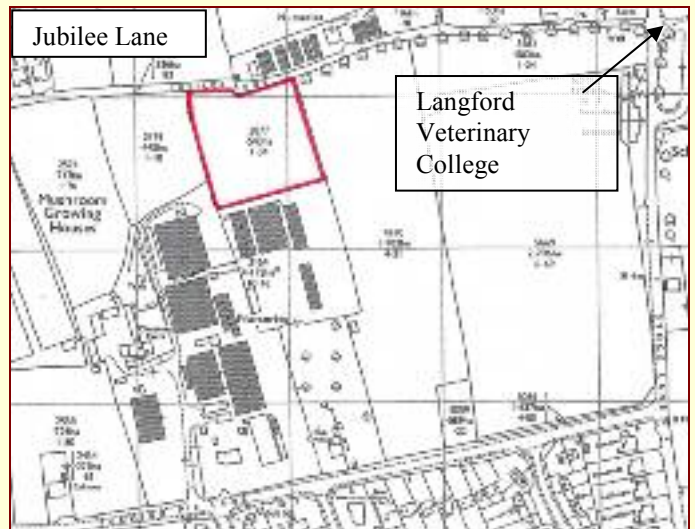
North Somerset Replacement Local Plan Adopted March 2007

- Forest of Avon
- Protected species and their habitats

VIEWING

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

REF: 24112



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