

**BUILDING & LAND AT CANADA COOMBE, HUTTON,
WESTON-SUPER-MARE, BS24 9UU**

Weston-super-Mare 4 miles

Hutton 0.5 miles



PRELIMINARY DETAILS

FOR SALE BY AUCTION

(unless sold prior)

On Tuesday 27th July 2010 at 7.00pm

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

			Guide Price
Lot 4	Investment Land	1.00 acre (0.41 ha)	£20,000
Lot 5	Old Buildings & Paddock	2.77 acres (1.12 ha)	£25,000
Lot 6	Paddock	4.73 acres (1.91 ha)	£30,000

GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase 8.50 acres (3.44ha) of land on the south side of Hutton Hill. The land has been split into 3 lots ranging from 1 acre to 4.73 acres in size. Lot 5 has an old cowshed situated to the north of the land. The land is permanent pasture. The soil is a slightly acidic loamy & clayey soil with slightly impeded drainage with moderate to high fertile soils. The land is classified Grades 1 and 3 agricultural land.

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.

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: W G T Griffiths
Jeffreys & Powell Solicitors
4 Lion Street
Brecon
Powys LD3 7AU
Tel 01874-622106

SPECIAL CONDITIONS OF SALE

1. The previous vendor of the land imposed a development clause that in the event of planning permission being granted for any non agricultural purpose the purchaser and their successors in title are liable to pay 50% of the uplift in value on the granting of planning permission for a period of 20 years from 11 December 1998.
2. The vendor imposes a development clause that in the event of planning permission the purchaser and their successors in title are liable to pay 25% of the uplift in value on the granting of planning permission for a period of 20 years from the date of completion.
3. Single Farm Payment Entitlements are excluded.
4. The successful purchaser of lot 4 will construct a fence A-B-C.
5. The successful purchaser of Lot 5 will construct a fence E-F-G-H.
6. The successful purchaser of each lot will contribute £350 +VAT towards the vendors reasonable professional fees.

VIEWING

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

SERVICES

Mains water available

DESIGNATIONS

North Somerset Replacement Local Plan, adopted March 2007:

- Protected Species and their Habitats
- Mendip Hills Area of Outstanding Natural Beauty
- Groundwater Protection Zone, Lot 6 only

REF: 23276/3



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