

**LAND AT LEG LANE, OPPOSITE QUEENSMEAD,
A38, BRISTOL ROAD, WINSCOMBE, BS25 1PW**

Winscombe 1 mile

Churchill Traffic Lights (A38) 2.1 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

As a whole or in 2 lots

				Guide Price
Lot 7	Paddock	8.17 acres	(3.30 ha)	£55,000
Lot 7A	Paddock	2.50 acres	(1.01 ha)	£20,000
Lot 7B	Paddock	5.67 acres	(2.29 ha)	£35,000

GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase 8.17 acres (3.30 ha) of land as a whole or in 2 lots in a quiet rural location on the outskirts of Winscombe on the edge of the Mendips. The land is accessed via a right of way along a private track. The land is permanent pasture, the soil type is Wimple 1 a reddish fine loamy over clayey soil. The land is classified grade 2.

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. Bristol Water mains pipeline runs across 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 available

DESIGNATIONS

North Somerset Local Replacement Plan Adopted March 2007

- Groundwater Source Protection Zone
- Mendip Hills Area of Outstanding Natural Beauty
- Protected Species and their Habitats

LOCAL AUTHORITY

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

VENDOR'S SOLICITOR

FAO Melanie Benson
Harbottle & Lewis LLP
14 Hanover Square
London
W1S 1HP
0207 667 5000

SPECIAL CONDITIONS OF SALE

1. The successful purchaser of Lot 7A is to construct and thereafter maintain at their own cost a stock proof fence between points B- C
2. The successful purchaser of Lot 7B is to construct and maintain a 12 ft gateway at point B into the land at their own cost.
3. The successful purchaser of lot 7B is required to lay a water pipe & install a sub meter between points X-Y at their own cost.
4. The successful purchaser of each lot is to contribute £500+ VAT towards the vendors reasonable professional fees.
5. Single Farm Payment Entitlements are excluded

VIEWING

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

REF: 22756/2



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