

**LAND AT HILLCOTE, BLEADON,
NORTH SOMERSET, BS24 9JW**

Weston-super-Mare Town Centre 3.1 miles

M5 (J22) 6.6 miles



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

**LOT 9 INVESTMENT LAND/PADDOCK 2.50 ACRES (1.01HA)
WITH COASTAL VIEWS AND ROAD FRONTAGE**

GUIDE PRICE £25,000

GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase 2.50 acres (1.01ha) of land at Bleadon Hill on the southern side of Weston-super-Mare adjoining the existing development. The land has a soil type of Crwbin, a shallow well draining loamy soil over limestone. The land can be accessed off Bleadon Hill via a shared 15m x 11m right of way.

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.

DIRECTIONS

From Weston General Hospital head towards Bridgwater on the A370. At the first set of crossroads make a left turn onto Bleadon Hill, go over the railway and follow this road for approximately 0.6 miles. The land is the first field on the left hand side as you leave the residential area.

LOCAL AUTHORITY

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

VENDOR'S SOLICITOR

FAO: Stephen Wilmot
JR Brown & Co
8 Station Road
Clevedon
North Somerset
BS21 6NH
Tel: 01275 879292

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 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 21 years from 11 June 2002.
2. The successful purchaser is to contribute £500 +VAT towards the vendors reasonable professional fees.
3. The successful purchaser is to contribute £500 + VAT towards the construction of a fence between points A-B-C on the plan below.

SERVICES

Water - not connected. Believed to be in the highway.

DESIGNATIONS

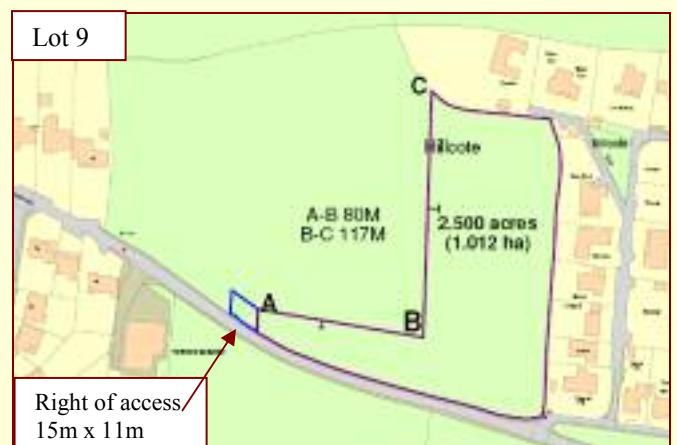
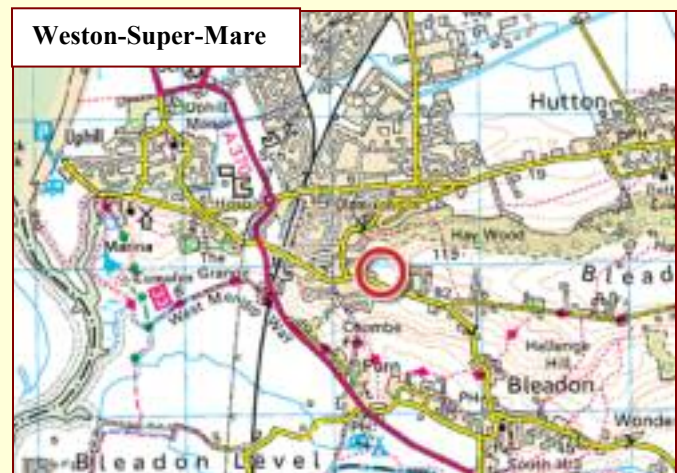
North Somerset Replacement Local Plan Proposal Maps Adopted March 2007:

- Forest of Avon
- Protection of Species and their Habitats

VIEWING

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

REF: 24075/1



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