

**BARN & LAND AT SEVIER ROAD, LOXTON,
NR AXBRIDGE, BS26 2XF**

Loxton 0.2 miles

Weston-super-Mare 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 10 Stone Barn, Agricultural Building + Yard (1622 sqft)
with 3.00 acres (1.21 ha)**

GUIDE PRICE: £80,000 - £100,000

GENERAL REMARKS AND STIPULATIONS

This is an chance to purchase a well maintained stone barn with double roman tile roof totaling 1115ft² (103.6M²), a steel framed general purpose agricultural building totaling 507.7ft² (47.2M²) and 3 acres of pasture land.

The property is located close the the centre of Loxton, a small rural village. The property is accessed directly off Sevier Road.

The stone barn is well maintained with a double roman tile oak framed roof, the walls have been repointed and has been used for the storage of hay and calf rearing.

The general purpose agricultural building is a steel framed barn approximately 8.9m x 5.3m

The land totals 3.00 acres (1.21ha), the soil is classified as grade 3, the soil type is Newchurch 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.

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.

SERVICES

Mains water (meter)- Tap & Trough

Electricity connected single phase

DESIGNATIONS

North Somerset Local Plan, Adopted March 2007

- Forest of Avon
- Protected species and their habitats
- Part wildlife site

LOCAL AUTHORITY

North Somerset Council

Town Hall

Weston-Super-Mare

BS23 1TG

Tel: 01934 888888

VENDOR'S SOLICITOR

Bennetts Solicitors

High Street

Wrighton

North Somerset

BS40 5QB

Tel: 01934 862786

SPECIAL CONDITIONS OF SALE

1.The previous vendor of the land imposed a development clause that in the event that the purchaser or his successors in title obtains planning permission for residential development, the purchaser or his 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 25 October 2005

2.The successful purchaser is to contribute £500 + VAT towards the vendors reasonable professional fees.

REF: 24022



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