

**'WINROTH'**

**BACKWELL HILL, BACKWELL, NORTH SOMERSET BS48 3EQ**

Bristol City Centre 9.5 miles

Weston- super- Mare 17 miles



**FOR SALE BY AUCTION**

*(unless sold prior)*

**AS A WHOLE OR IN 3 LOTS**

**On Tuesday 27<sup>th</sup> July 2010 at 7.00pm**

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

		GUIDE PRICE
<b>LOT 11</b>	<b>CLASSIC SMALLHOLDING IN A PRIVATE LOCATION</b>	<b>£275,000</b>
<b>LOT 11A</b>	<b>BUNGALOW (subject to agricultural occupancy clause), GP BUILDING GARDEN &amp; WOODLAND</b>	<b>£225,000</b>
<b>LOT 11B</b>	<b>WOODLAND</b>	<b>£10,000</b>
<b>LOT 11C</b>	<b>PASTURE</b>	<b>£65,000</b>



**FLOOR PLAN**



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

**GENERAL REMARKS AND STIPULATIONS**

This is a rare opportunity to purchase a privately located rural smallholding with potential for redevelopment (subject to planning). The bungalow, subject to an agricultural occupancy clause, totals 1098 sqft (102 sqm) of net internal floor area with an additional lean to conservatory/porch. It offers accommodation comprising two bedrooms, a large reception room, kitchen, bathroom and with front and rear porches. Outside there is a former piggery and poultry building now utilised as a general purpose storage building and totalling approximately 1030 sqft (95.7 sqm), together with a total of 11.56 acres (4.67 ha) of pasture and woodland. The land is grade 3 with the soil type CRWBIN, a limestone based soil offering good grazing.

LOT	DESCRIPTION	AREA (acres)	AREA (ha)
11	Two bed bungalow GP Buildings, woodland and pasture	11.56	4.67
11a	Two bed bungalow GP Buildings, garden and woodland (Edged red)	2.29	0.92
11b	Woodland (Edged green)	1.94	0.78
11c	Pasture (Edged Blue)	7.33	2.97

**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**  
Open Viewing Times Saturday mornings, between 10 and 12 am with the agents David James and Partners LLP Tel: 01934 864300. Commencing from 3<sup>rd</sup> July 2010

**COUNCIL TAX**  
The property is classified as Band D.

**SERVICES**  
Mains electricity and water to Lot 11A. Septic Tank Drainage to Lot 11A, with tank located in Lot 11B.

**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.

**DESIGNATIONS**  
Under the North Somerset replacement local plan adopted march 2007 the property has the following designations:

- Green Belt
- Ground Water Source protection Zone
- Forest of Avon
- Protected species and their habitats.

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

**VENDOR'S SOLICITOR**  
Thrings Townsend Lee & Pembertons LLP  
Midland Bridge  
Bath  
BA1 2HQ  
FAO Mr. W Thomas  
Tel: 01225 340000

**SPECIAL CONDITIONS OF SALE**  
1. Single Farm Payment is excluded.  
2. The purchaser of the whole or each lot is to contribute £350 plus VAT towards the vendors reasonable professional fees.

**AGRICULTURAL OCCUPANCY CONDITION**  
The property is subject to the following agricultural occupancy condition:

*'The bungalow shall be occupied by members of the agricultural population only that is to say persons whose employment or latest employment is or was employment in agriculture, as defined by section 119 (1) of the town and country planning act 1947, or in forestry, or in an industry mainly dependent upon agriculture and includes also the dependents of such person as aforesaid'*

**DIRECTIONS**  
Travelling southbound on the A38 pass through the Barrow Gurney traffic lights. Proceed towards Bristol Airport, and prior to reaching the first airport roundabout take the right hand turning signed towards Lulsgate Bottom and Downside. Proceed for approximately 1/4 mile and then take the right hand turning signposted Backwell. Continue for 1/2 a mile taking the first right hand turning available. Winroth is located approximately 200m on the right.

