

**PADDOCKS AT RATTLEDOWN, NORTHWICK ROAD,  
CHEW MAGNA, BS41 8NW**

Chew Magna 3.1 miles

Bristol 6.2 miles



**PRELIMINARY DETAILS**

**FOR SALE BY AUCTION**

*(Unless Sold Prior)*

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

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

<b>Lot 2</b>	<b>Paddock</b>	<b>2.00 acres</b>	<b>(0.81 ha)</b>	<b>£15,000</b>
<b>Lot 3</b>	<b>Paddock</b>	<b>2.78 acres</b>	<b>(1.13 ha)</b>	<b>£20,000</b>

### GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase 4.78 acres (1.94ha) of land in two Lots. The land is situated at Northwick Lane, Chew Magna, which leads to Upton Lane, Dundry. Both Lots are accessed directly off Northwick Lane. The land is north facing with a soil type of Curtisden, a silty soil over siltstone with slowly permeable subsoils.

### 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. Western Power Distribution wayleave crossing 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.

### LOCAL AUTHORITY

BANES  
The Guildhall  
High Street  
Bath BA1 5AW

### VENDOR'S SOLICITOR

FAO: Mr N Barbour  
Thring Townsend Lee & Pembertons  
Midland Bridge  
Bath  
BA1 2HQ  
Tel: 01225 340000

### SPECIAL CONDITIONS OF SALE

1. The successful purchaser of lot 2 is to construct and thereafter maintain a stockproof fence between points C-D. The fence is to be constructed between exchange and completion.
2. Development clause - in the event that the purchaser or his successors in title obtain planning permission for a change of use (excluding equestrian) within 20 years of the date of completion the vendor will reserve the right to 50% of the uplift in value arising as a result of planning consent.
3. The successful purchaser is to contribute £300+VAT towards the vendors reasonable professional fees.
4. The successful purchaser is to contribute £500+ VAT towards the laying of water pipe to the land (excluding connections).

### DESIGNATIONS

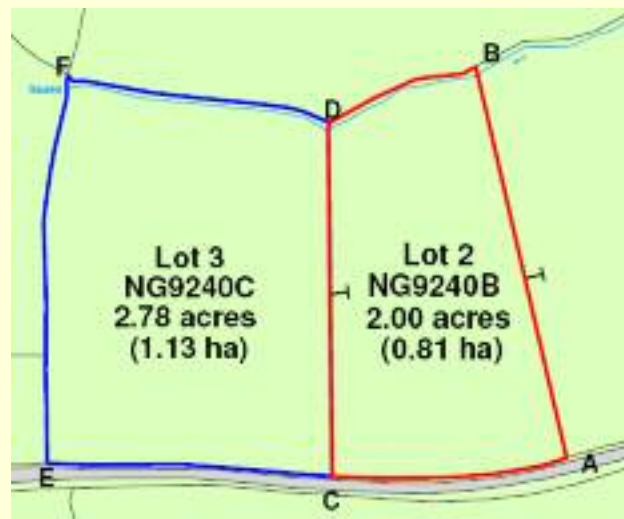
BANES Local Plan

- Green Belt
- Landscape Character Area
- Forest of Avon

### VIEWING

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

REF: 23357/19



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