

**THE PLOT, 72 THE LYNCH, WINSCOMBE,  
NORTH SOMERSET, BS25 1AR**

Weston Super Mare 7.9 miles

Bristol 16.5 miles



**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**

**Lot 14 Building Plot with Planning Permission for a  
Two Storey Live/Work Dwelling**

**GUIDE PRICE £45,000**

### GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase a building plot with planning permission for the erection of a two storey dwelling with live/work unit in Winscombe. North Somerset Council Planning Application Number 10/P/0784/F

The plot is located on the east side of 72 The Lynch with shared access over The Lynch, Winscombe. 75 The Lynch is split into 4 flats.

### 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.

### AUCTION PACK

Available to download from [www.davidjames.org.uk](http://www.davidjames.org.uk)

1. New Planning Permission Ref: 10/P/0784/F dated 23<sup>rd</sup> June 2010
2. Drawings, Drawing Number 22664-02-101-Rev
3. Bristol Water Plans
4. Western Power Distribution
5. Wales and West Utilities gas plan

### DESIGNATIONS

North Somerset Replacement Local Plan Adopted March 2007  
Proposals Map

- Settlement Boundary
- 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

FAO Ruth Berry  
Berry Redmond with Fryer Collett  
10 Woodborough Road  
Winscombe  
Somerset  
BS24 1AA  
Tel 01934 842811

### SPECIAL CONDITIONS OF SALE

1. The purchaser & their successor in title will be granted a right of way and the right to lay services within the hatched area on the plan.
2. The purchaser & their successor in title will be limited to single residential use only.
3. The purchaser & their successor in title will not hold auctions or immoral activities or cause a nuisance or damage to the retained property at 72 The Lynch.
4. The purchaser is to contribute £500 + VAT towards the vendors reasonable professional fees.

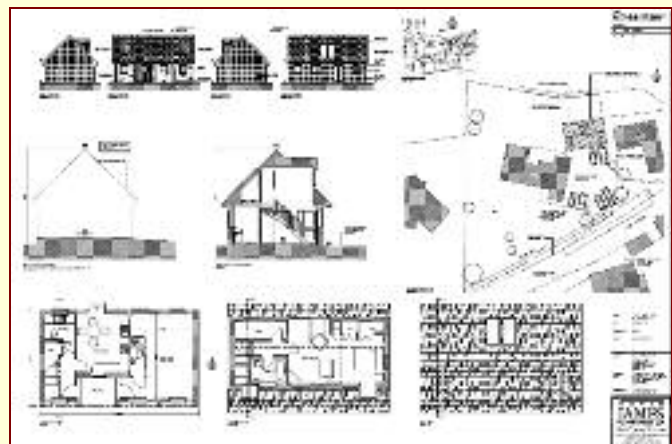
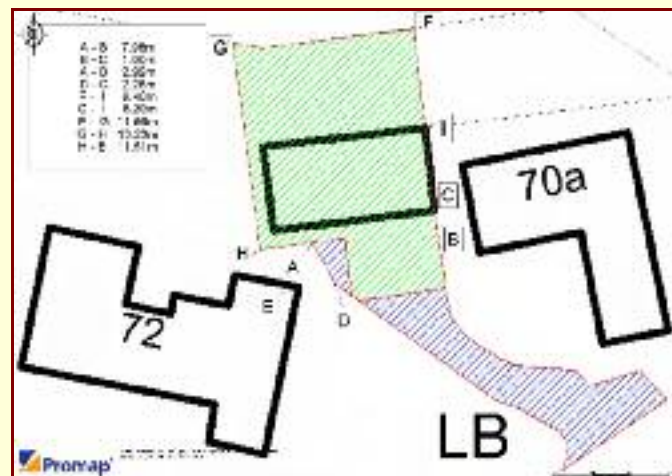
### TENURE

Freehold with vacant possession

### VIEWING

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

REF: 23664/1



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