

**BUILDINGS AND LAND AT FAILAND HILL FARM,
HORSE RACE LANE, FAILAND, NORTH SOMERSET, BS8 3TY**

Bristol 6.5 miles

Nailsea 4.3 miles



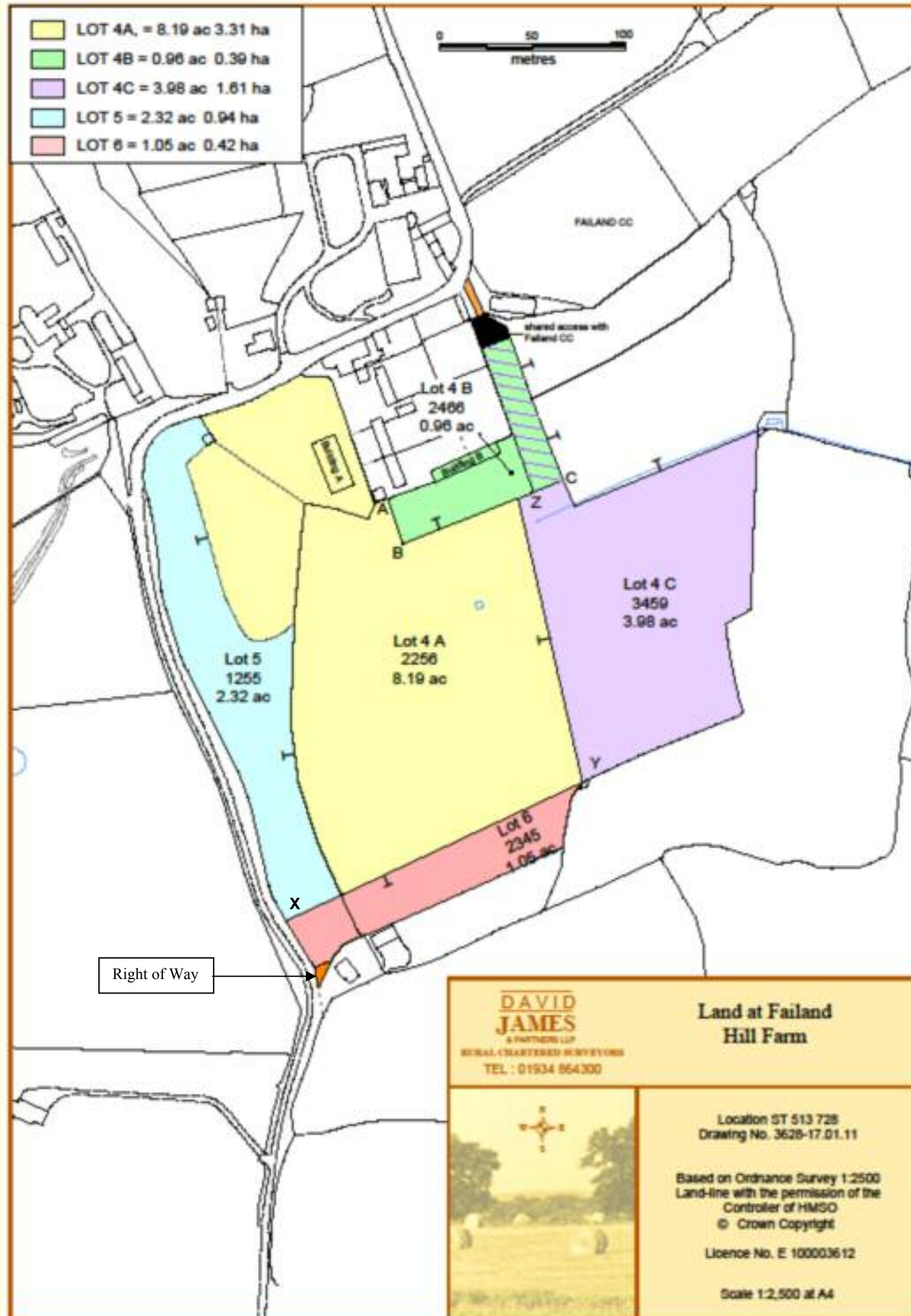
FOR SALE BY AUCTION

(unless sold prior)

On Tuesday 22nd March 2011 at 7.00pm

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

LOT	Description	Area	Price
LOT 4	AS A WHOLE (4A, 4B & 4C)	13.06 acres (5.284 ha)	£150,000
	Lot 4 A: Buildings 4,011 sq ft (372.7 sq m) Land and Old Quarry	8.19 acres (3.314 ha)	£100,000
	Lot 4 B: Buildings 2,605 sq ft (242.1 sq m) and Land access via cricket club car park	0.89 acres (0.360 ha)	£25,000
	Lot 4 C: Investment Paddock access via cricket club car park	3.98 acres (1.610 ha)	£25,000
Lot 5:	Investment Paddock	2.32 acres (0.937 ha)	£30,000
Lot 6:	Investment Paddock	1.05 acres (0.424 ha)	£20,000



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

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GENERAL REMARKS AND STIPULATIONS

This is an opportunity to purchase three lots totalling 16.43 acres (6.649 ha). The land will be offered first in three Lots with Lot 4 as a whole. If Lot 4 is unsold as a whole it will be split into 4a, 4b and 4c and offered separately then Lot 5 and Lot 6. The land has the soil type CRWBIN, a shallow well drained loamy soil over limestone.

Lot	Description		
Lot 4A:	Agricultural Building	4,011 sq ft	372.7 sq m
	Land & Old Quarry	8.19 acres	3.314 ha
Lot 4B:	Agricultural Building and Land	2,605 sq ft	242.1 sq m
		0.89 acres	0.360 ha
Lot 4C:	Investment Paddock	3.98 acres	1.610 ha
Lot 5:	Investment Paddock	2.32 acres	0.937ha
Lot 6:	Investment Paddock	1.05 acres	0.424ha
	Total	16.43 acres	6.649ha

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.

There is an agricultural right of way over part of Lot 4B shown hatched in blue.

Lots 4A, 4B and 4C have public footpaths running through them marked in green.

Western Power have a wayleave over Lot 4A & 4C (see photos).

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 sales particulars and with the usual courtesy shown to the occupier.

DESIGNATIONS

North Somerset Replacement Local Plan (Adopted March 2007):

- Green Belt.
- Forest of Avon.

TENURE

Freehold with vacant possession

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

Lot 4a is connected to mains water.

Lot 4b & 4c have the right to lay a new water pipe into Horse Race Lane via the Cricket Club car park.

Lots 5 & 6 Mains water believed to be in Horse Race Lane.

SPECIAL CONDITIONS OF SALE

1. Development Clause – Lots 4A and 4B (only) will be sold with a development uplift provision whereby the vendor and his successor(s) in Title will be entitled to 50% of any increase in market value attributable to the grant of planning permission for any development or change of use but excluding agricultural, horticultural, nursery and equestrian use, for a period of 21 years. Refer to contract documents for full details.
2. Single Farm Payment is excluded.
3. The purchaser of each lot is to contribute £500+VAT towards the vendors reasonable professional fees.
4. The purchaser of Lot 4A is to erect and maintain a stock proof fence along the boundary with Lot 4C marked Z & Y.
5. The purchaser of Lot 4B is to erect and maintain a stock proof fence along the boundary with Lot 4A marked A, B & Z.
6. The purchaser of Lot 4c is to erect and maintain a stock proof fence and gate along the boundary with 4b marked Z and C
7. Lot 4c will be granted a 15ft wide right of way over Lot 4B allowing access as indicated by the purple hatching on the plan via the cricket club car park.
8. The purchaser of Lot 6 is to erect and maintain a stock proof fence along the boundary with Lots 4A and 5 marked X & Y.

VENDOR'S SOLICITOR

FAO: Mark Beaumont
Lindley Johnstone
11 Great George Street
Bristol BS1 5RR
Tel: 0844 803 2065

LOCAL AUTHORITY

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

REF: 24159

