

Land off Bristol Road

Frampton Cotterell, BS36 2AW



DAVID
JAMES
& PARTNERS

Land off Bristol Road Frampton Cotterell, BS36 2AW

FOR SALE BY AUCTION

Tuesday 3rd December 2013 at
6.30pm

Kendleshire Golf Club, Henfield Road,
Coalpit Heath, South Gloucestershire,
BS36 2UY

GUIDE PRICE £65,000

- Approximately 2.75 acres
- Pasture land
- Road frontage off Bristol Road
- Close proximity to Bristol
- Equestrian potential

Hartley House, Badminton Road, Old Sodbury,
South Glos, BS37 6LX. chipsod@davidjames.org.uk
Tel 01454 320144
www.davidjames.org.uk

Description

A pasture paddock located adjacent to the Bristol Road on the fringe of Frampton Cotterell and immediately to the north of the traffic lights at the junction of the Bristol Road (B4058), Church Road and Perrinpit Lane.

Access

Currently access is taken over land to the West by an informal agreement with the owner. Planning Permission was granted in 2006 for a new entrance off Bristol Road, however this was not implemented.

Services

Mains water and electricity are available in the locality but not connected.

Planning

The paddock previously benefitted from planning consent to create a new entrance off Bristol Road and construct a stable block with tack room and hay barn, application ref: PT06/0400/F. This consent has not been implemented.

The property falls within the remit of the South Gloucestershire Local Plan (Adopted January 2006) and has the following designations:

- Green Belt (Policy GB1)
- Forest of Avon (Policy L4)

Overage Clause

The land will be sold subject to an overage clause reserving 30% of any increase in value arising from residential development within 20

years of the completion date.

Schedule

Field No.	Description	Acres	Hectares
1034	Pasture	2.75	1.1

Tenure

Freehold with vacant possession.

Special conditions

1. The Purchaser shall contribute £500 + Vat towards the Vendor's costs.

Viewing

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

Local authority

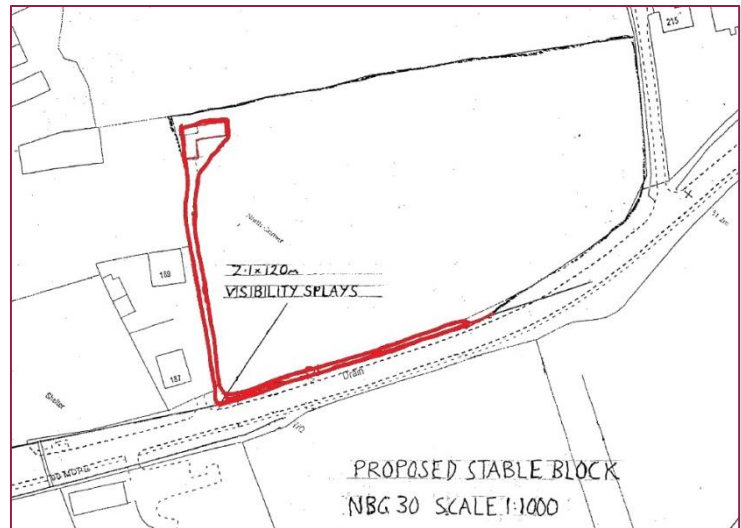
South Gloucestershire Council.
Tel: 01454 868004

Solicitor

Metcalfes Solicitors, 46-48 Queen Square,
Bristol BS1 4LY.
FAO: Julia Smart. Tel: 0117 9453060

Wayleaves, easements & rights of way

The property is sold subject to all rights and all existing and proposed easements and wayleaves whether referred to in these particulars or not. Overhead electricity cables cross the land.



IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

1. Unless otherwise announced at the time of the auction each Lot is sold subject to the Common Auction Conditions (the Conditions) and to the Special Conditions of Sale to each Lot along with the conditions contained in this Notice numbered 1-12 inclusive.
2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries, with all relevant authorities and other bodies.
3. Subject to the Conditions and Special Conditions, as soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property.
4. Following the fall of the hammer, the successful bidder must immediately present to the Auctioneer's clerk his name and address and, if appropriate, the name and address of the person or company on whose behalf he has been bidding and in default of such information being provided at once, the Auctioneer shall be entitled to re-submit the property for sale. This information will be used to complete a Memorandum of Contract which the successful bidder must sign and exchange prior to leaving the room and at the same time present a deposit of 10% of the purchase price.
5. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixtures or fittings expressed to be included in the sale by making inspection of the property and all necessary enquiries to **David James & Partners LTD**, the Vendor, the Vendor's appropriate advisers and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.

6. All location plans published in the Particulars of Sale are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold and are expressly excluded from any contract. Any arrows on photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the precise interest to be conveyed.
7. The Auctioneers reserve the right to sell any lot or lots or any part of any lot before the auction, to alter the order of sale or to amalgamate lots or divide lots or to withdraw the whole or any lot or part thereof.
8. Each lot is sold subject to a reserve price and the Vendor reserves the right to bid up to the reserve price through the Auctioneer at the auction.
9. Should any dispute arise between the Vendor and the Purchaser before completion as to any point whatsoever contained in these particulars or as to their interpretation in the matter in dispute shall be referred to the Arbitration of the Auctioneers, whose decision shall be final and binding on all parties and who shall decide how the cost of such reference shall be borne.
10. Prospective purchasers are strongly advised to view the Special Conditions of Sale and additional information appertaining to each lot which is available separately from the relevant Auctioneer's office or the office of the acting solicitor.
11. Prospective purchasers are reminded that no questions will be invited after the commencement of the sale. The Auctioneers and Solicitors

will be available approximately half an hour prior to the commencement of the sale to answer any last minute queries, however, prospective purchasers are recommended to make any enquiries before the day of the sale.

12. Bids will be regulated entirely at the discretion of the Auctioneer.
13. In accordance with The Money Laundering Act 2007 purchasers will be required to provide two forms of identification, a passport or driving license and a utility bill.

PLANS AND PARTICULARS

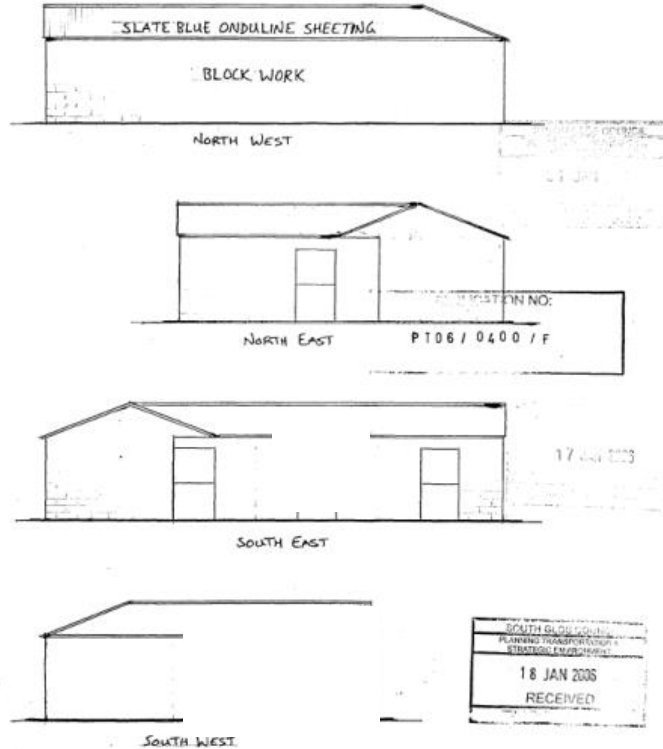
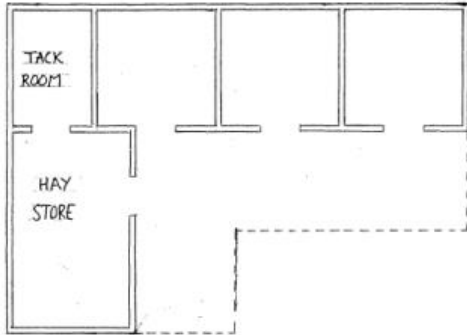
The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract 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 & Partners Ltd or the vendor or his solicitor.

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.

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STABLE BLOCK DRAWINGS



PROPOSED STABLE BLOCK
 NBG10 SCALE 1:100
 MR. S WREN, LAND OFF
 BRISTOL ROAD, FRAMPTON COTERELL

SOUTH GLoucestershire
 PLANNING FORGREENWOOD
 STRATEGIC ENVIRONMENTAL
 18 JAN 2006
 RECEIVED

Our Roots go Deep in Property



Auctions



Planning & Development



Environmental



Rural Property agents



Valuations



Taxation



Building/Design

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