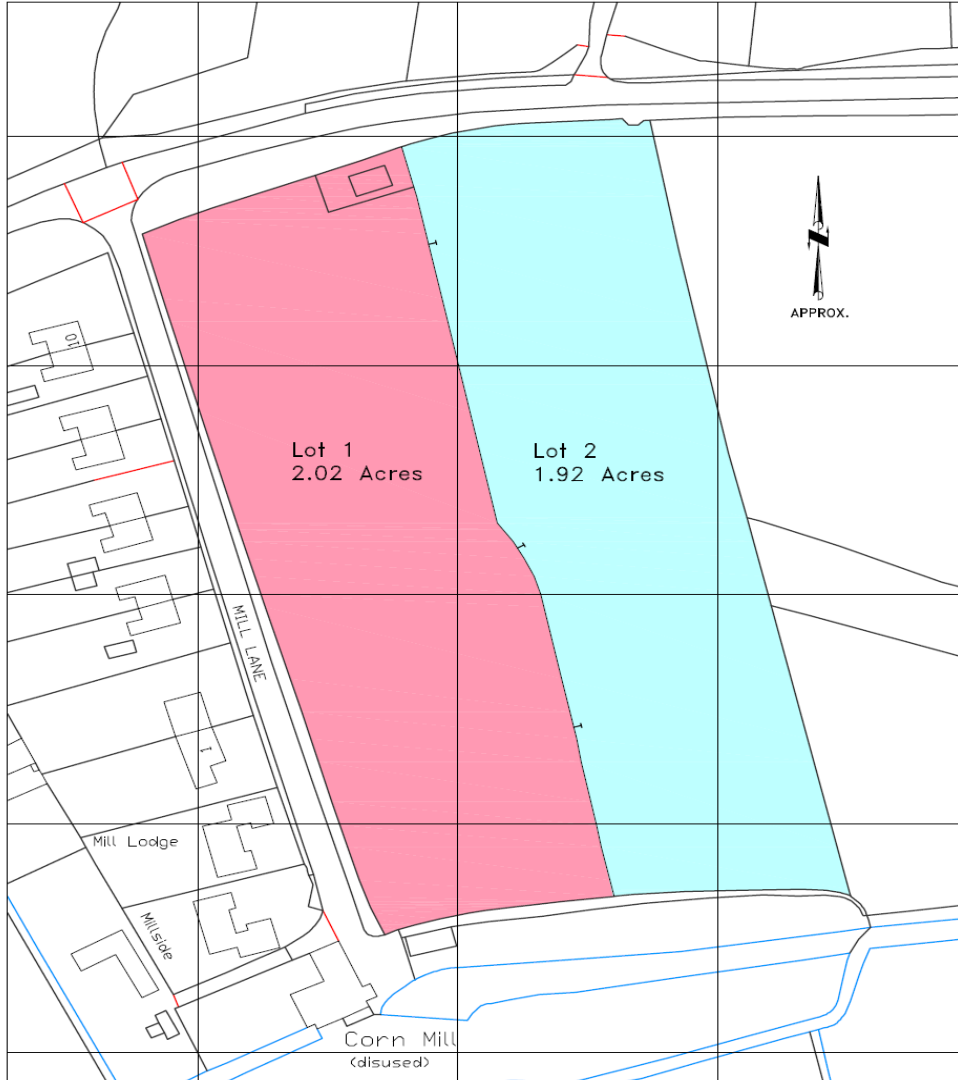


V**P**

Voyce Pullin

Rural Property Agents



TOCKINGTON SOUTH GLOUCESTERSHIRE

Two adjoining Paddocks with frontages to Hardy Lane/Mill Lane

Lot 1 – Approximately 2.02 acres (0.82 ha) with Stable Block

Lot 2 – Approximately 1.92 acres (0.78 ha)

FOR SALE BY AUCTION

On Monday, 28th November 2011 at 7.00 pm

At Old Down Sports & Social Club, Old Down, Tockington, BS32 4PF



RICS

Knights Farm, Sheppertine Road, Oldbury on Severn, Bristol, BS35 1RL

Tel: 01454 269486 Fax: 01454 413320

www.voycepullin.co.uk

PADDOCKS adjoining Hardy Lane, Tockington

SITUATION: The paddocks are situated in a very convenient location on the west side of Tockington a popular commuting village with easy access to Bristol and the motorway network.

DIRECTIONS: Go south from the village green in Tockington and take the first turning right into Hardy Lane. The Paddocks will be found on the left hand side after a short distance.

DESCRIPTION: The property comprises two individual, level paddocks with frontages to Hardy Lane on the north side. Lot 1 has a further boundary running parallel with Mill Lane. Situated on Lot 1 is a stable building **comprising two 12' x 12' stables** of timber construction on a concrete block base. Further **Fodder Store** and concrete hardstanding area. The temporary storage unit on Lot 2 is included in the sale.

TENURE AND POSSESSION: Both lots are offered with Freehold tenure and with vacant possession upon completion which is set for Monday, 19th December 2011.

VALUATION: There will be no claim by the Vendor or the Purchaser in addition to the purchase price.

PLANNING: The land is shown on the Adopted South Gloucestershire Local Plan (January 2006) as being within the Green Belt and outside the Defined Settlement Boundary of Tockington. Planning Permission for the Stables was granted under Ref No PT01/1869/F.

FUTURE DEVELOPMENT: The sale of both lots will be subject to an "uplift" clause whereby any enhanced value due to planning permission over a 25 year period will be split between the Vendors and the Purchaser(s) on a 50/50 basis. Further details on this are available from the Auctioneers or Solicitors.

SINGLE PAYMENT SCHEME & ENVIRONMENTAL SCHEMES: The land has not been registered for Single Farm Payments neither does it form part of any on-going Environmental or Land based scheme.

SERVICES: Mains water is laid on to Lot 2. It is believed that the Bristol Water main is located nearby but prospective purchases should make their own enquiries on this.

EASEMENTS, COVENANTS, RIGHTS OF WAY: The property is sold subject to any rights benefits or incidents of tenure which affect it. In particular the attention of prospective buyers is drawn to the following:-

- Both lots 1 and 2 are crossed by a Wessex Water Sewer pipe
- Lot 2 is subject to, but also benefits from, the provisions in a Conveyance dated 7th January 1984 concerning services to the adjoining land and any future residential development of the adjoining land or of Lot 2.

Further information on the above is available from the Auctioneers or Solicitors.

LOCAL AUTHORITY: South Gloucestershire Council
Tel: 01454 868004 (Planning & Transportation)
www.southglos.gov.uk

PLANS, AREAS & SCHEDULES: These are based upon the Ordnance Survey and other data provided to the Vendors' Agents. This information is provided for reference purposes only. The Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given.

VIEWING: The land may be viewed at any reasonable hour by people in possession of these particulars.

SOLICITORS

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Important Notice: (to be read by all prospective purchasers)

Voyce Pullin hereby gives notice for the Vendor, whose agents they are and for themselves as follows: 1 These particulars are prepared for the guidance of intending purchasers, intended to give a fair overall description of the property. 2 These particulars do not constitute or form part of an offer or contract. 3 Any prospective purchasers must satisfy themselves by inspection, survey or otherwise as to the structural condition, general condition or working order of any buildings, fences, gates, services, equipment or other facilities forming part of the holding on offer and not to rely on any descriptions or information set out in these particulars as a statement of fact. 4 Descriptions, dimensions, reference to permission/user of the property or condition of same, whether set out in these particulars, on the plan, verbally or otherwise given, are given in good faith, believed to be correct. Intending purchasers must however satisfy themselves and not rely on them as representations or statements of fact. 5 Any area measurements, dimensions or distances given are approximate only and must not be relied upon for any future use. 6 Where these particulars refer to a particular use of the premises this is not intended as a statement that any necessary planning, other consents or building regulations are in place and these matters must be verified by intending purchasers. 7 No responsibility will be accepted by Voyce Pullin or the vendor for any expense incurred by prospective purchasers or their Agents. 8 Any information set out in these particulars, is given without responsibility on the part of the vendors or Voyce Pullin and no person in the employment of Voyce Pullin has any authority to make or give any statement, representation or warranty whatsoever, in relation to the property. (Details and Photographs taken September 2011)

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