

V**P**

Voyce Pullin

Rural Property Agents



LAND AT WAPLEY HILL WESTERLEIGH SOUTH GLOUCESTERSHIRE

A well located and attractive block of Pasture Land
Extending to approximately 17.79 Hectares (43.98 Acres)

FOR SALE BY INFORMAL TENDER

(AS A WHOLE OR IN LOTS)

GUIDE PRICES:

LOT 1 - £90,000

LOT 2 - £118,000

LOT 3 - £52,000

LOT 4 - £62,000



RICS

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www.voycepullin.co.uk

LAND AT WAPLEY HILL, WESTERLEIGH, SOUTH GLOUCESTERSHIRE

SITUATION

The land is located approximately 1 mile south-west of Westerleigh just off Wapley Road. Yate is 3 miles to the north. Access to the M4 (J18) 3 miles to the west. Chipping Sodbury is located 2 ½ miles to the north-west.

DIRECTIONS

Leave Westerleigh on Westerleigh Road heading south. At the war memorial take the left turn onto Shorthill Road. At the top of the hill turn left onto the B4465 (Wapley Road) after approximately ½ mile the land will be found on your right and left hand side, indicated by a Voyage Pullin for sale boards.

DESCRIPTION

A substantial parcel of level pasture land with planning permission to erect equestrian buildings on part.

The land is offered for sale as a whole or in lots.

The following lotting is suggested:

LOT 1 (edged in red): 3.274 Hectares (8.09 Acres) together with planning permission to erect a stable block

LOT 2 (edged in blue): 7.374 Hectares (18.22 Acres).

LOT 3 (edged in yellow): 3.257 Hectares (8.05 Acres)

Lot 4 (edged in green): 3.893 Hectares (9.62 Acres)

NOTE: The above lotting arrangement is shown on the plans within these particulars however, the Vendors are prepared to vary this to suit individual Purchasers providing that simultaneous sales are agreed on all parts.

TENURE AND POSSESSION

The property is offered for sale Freehold Tenure and Vacant Possession will be available upon completion which is set for Wednesday 31st March 2010.

TIMBER

All standing timber is included in the sale.

VALUATION

There will be no claim by the Vendor or the Purchaser for any matter on completion of sale.

PLANNING

The property is in the area covered by South Gloucestershire Council.

Lot 1 has the benefit of Planning Permission for 'Change of use of Land from Agricultural to Equine use and erection of stable block. Creation of new access' (Ref: PK06/1679/F).

SINGLE PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

The land is not registered for the purpose of the Single Payment Scheme. The land is not entered into any other environmental schemes.

SERVICES

Mains water is connected to the property. Services may need to be divided should the property be sold in separate lots.

SPORTING

All sporting rights are included in the sale.

LOCAL AUTHORITY

South Gloucestershire Council
Civic Centre
High Street
Kingswood
South Gloucestershire
BS15 9TR

Tel. 01454 868009

TENDER DATE

All tenders to be received by 12 noon on Wednesday 3rd March 2010 on the attached form.

EASEMENTS, COVENANTS, RIGHTS OF WAY DEVELOPMENT “UPLIFT”

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provisions of any planning scheme of County or Local Authorities. The purchasers shall be deemed, the property being open for inspection, to have full knowledge of the boundaries or the ownership thereof.

In particular the following are drawn to the attention of interested parties;

- Lot 2, 3 & 4 are crossed by an under ground oil pipe close to the northern boundary.
- There are a number of electricity wires which cross lots 2 & 3

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 misstatement 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.

In the event of planning permission being granted on any of the land for Residential or Commercial development within a 21 year period the Vendors are to share in the net ‘enhanced’ value 50/50.

VIEWING

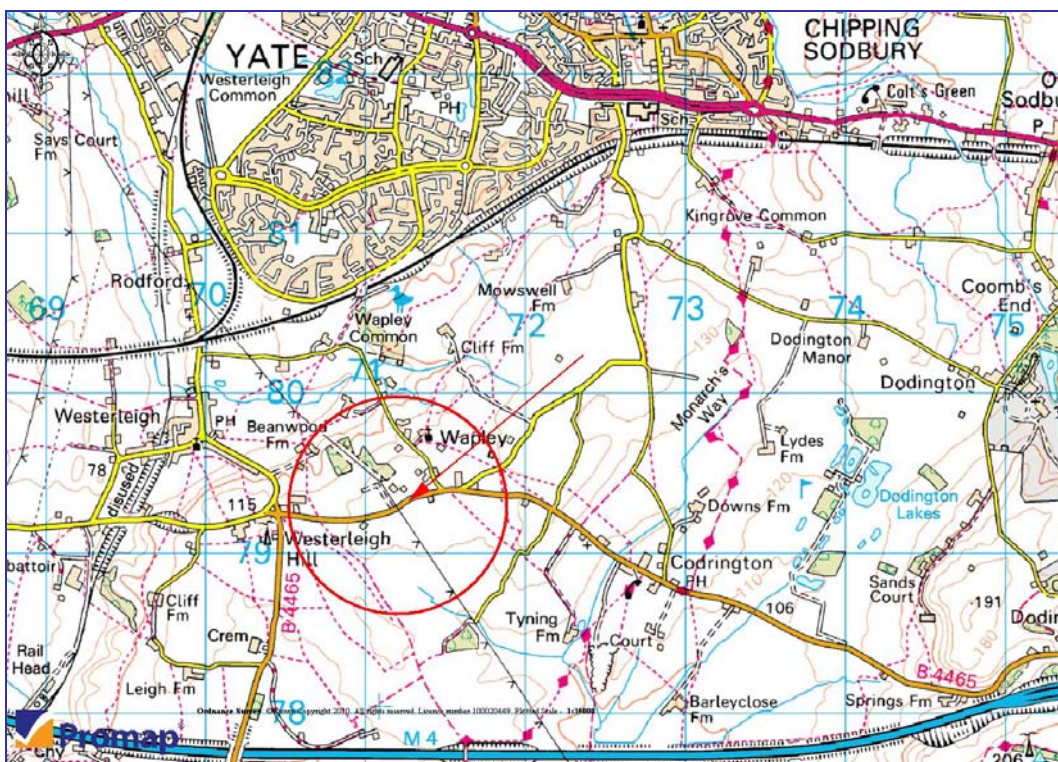
All potential purchasers may view the property at any reasonable hour with a copy of these particulars. Please note the land is currently occupied with livestock and care should be taken to make sure all gates are kept closed and that no dogs are taken onto the holding.

SOLICITORS

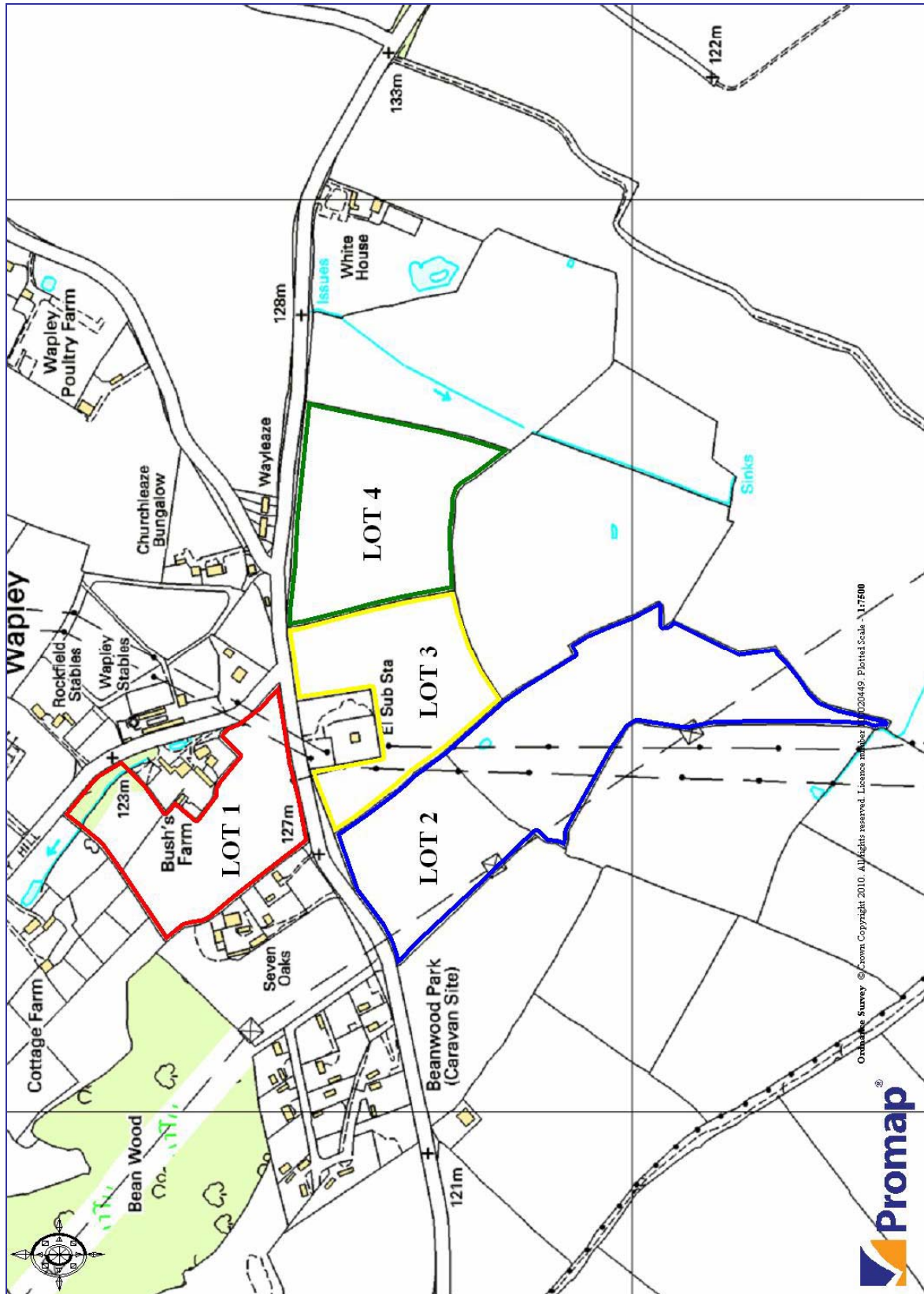
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F.A.O. Mr C M^cGrail



LAND AT WAPLEY HILL, WESTERLEIGH, SOUTH GLOUCESTERSHIRE



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.

Photographs taken November 2009

Details prepared January 2010

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