

NORTHWICK, SOUTH GLOUCESTERSHIRE, BS35 4HE

2 miles M49 Old Severn Bridge

Avonmouth Commercial 2 miles



FOR SALE BY PRIVATE TREATY

**A VERSATILE PARCEL OF PASTURE LAND
WITH POTENTIAL FOR AGRICULTURAL, HORTICULTURAL,
CONSERVATION OR EQUESTRIAN USE (SUBJECT TO PLANNING)**

EXTENDING TO APPROXIMATELY 33.75 ACRES (12.48 HA)

**MAIN ROAD FRONTAGE, CLOSE TO INDUSTRIAL REGION,
WITHIN POTENTIAL SEVERN BARRAGE VICINITY**

GUIDE PRICE IEO £185,000 AS A WHOLE

DESCRIPTION

A useful parcel of level pasture to the west of the Coast Road and frontage to the River Severn warth. The land has good road frontage and could be subdivided. It is considered the land has potential for conservation use and historically has been used for horticultural purposes. The land is also within vicinity of a proposed Severn Barrage scheme.

ACCESS

Frontage and access directly from the A403 Coast Road with a second access over a private owned lane. There is a third access via a right of way from the Coast Road to the south of the property.

DESIGNATIONS

Open countryside outside of settlement boundary.

SERVICES

Mains water connected.

LOCAL AUTHORITY

South Gloucestershire Council Tel: 01454 868686

SINGLE PAYMENT SCHEME

The land is registered on the Rural Land Register and eligible to receive the Single Farm Payment. Single Payment Entitlements are excluded from the sale although will be available by separate negotiation.

COUNTRYSIDE STEWARDSHIP

The land is subject to a Countryside Stewardship Agreement dated 1st October 2003 and the purchaser will be obliged to succeed the Vendors in completing the agreement which will expire in September 2013. The majority of Capital Works have been completed and principally the requirements are to comply with Annual Management identified areas of grassland and hedgerows. Further details available from David James & Partners LLP.

DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to a Development Uplift Clause to the effect that should within a period of 20 years from the sale completion date planning consent be granted for anything other than agriculture or private equestrian usage, a sum equivalent to 20% of any increase in value will be paid to the vendor.

VIEWING

Strictly by appointment with the Agent, David James & Partners LLP. Tel : 01454 320144



SCHEDULE

APPROX 4.92 ACRES (SHADED GREEN ON THE SALE PLAN)

Access off A403. Right of way reserved to ST5586 5376.

OS No.	Hectares	Acres	Description
ST5586 6375	0.93	2.30	Pasture Paddock
ST5586 5768	<u>1.06</u>	<u>2.62</u>	Pasture Paddock
	1.99	4.92	

APPROX 8.30 ACRES (SHADED BLUE ON THE SALE PLAN)

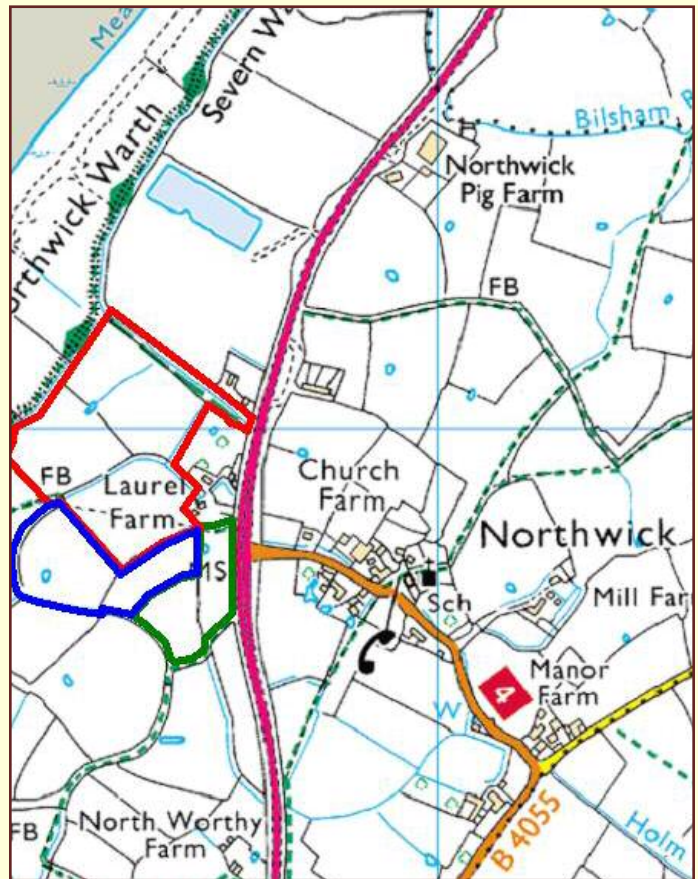
Access via Track from A403 and right of way across ST5586 6375.

OS No.	Hectares	Acres	Description
ST5586 3878	2.23	5.51	Pasture Paddock
ST5586 5376	<u>1.13</u>	<u>2.79</u>	Pasture Paddock
	3.36	8.30	

APPROX 20.53 ACRES (SHADED RED ON THE SALE PLAN)

Access via Warth Lane from A403.

OS No.	Hectares	Acres	Description
ST5586 3696	2.44	6.03	Pasture Paddock
ST5587 4906	3.18	7.86	Pasture Paddock
ST5586 5186	2.17	5.36	Pasture Paddock
ST5587 5512	<u>0.52</u>	<u>1.28</u>	Warth Lane
	8.31	20.53	



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.

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 or the vendor or their solicitor.

REF: 50917

DATED OCTOBER 2009

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