



# BROCKLEY COMBE WOOD

Brockley, North Somerset, BS48 3DF

**DJ&P**  
DAVID JAMES & PARTNERS

RURAL

# BROCKLEY COMBE WOOD

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## FOR SALE BY PRIVATE TREATY

### WOODLAND, 5 ACRE PADDOCK & DERELICT COTTAGE IN PRIME LOCATION

- **Whole** 146.00 acres (59.05 ha) Approx. Available as a whole or in lots:
- **Lot A** 104.73 acres (42.38 ha) Approx.
- **Lot B** 41.20 acres (16.67 ha) Approx.
- Historic Dilapidated Keepers Cottage, Walled Garden & Lime Kiln Mixed
- Native Broadleaf Woodland
- 5.8 acre (2.4 ha) paddock
- Access from A370 & Brockley Combe Road

### GUIDE PRICE:

**As a Whole** £750,000

**Lot A** £400,000

**Lot B** £350,000

#### Preliminary details

Barley Wood Stables, Long Lane, Wrington,  
North Somerset BS40 5SA  
wrington@djandp.co.uk  
Tel 01934 864300  
www.djandp.co.uk

### GENERAL REMARKS & STIPULATIONS

Brockley Combe Wood is predominately a mixed native broadleaf woodland, containing ash, oak, sycamore and beech with some conifers (mainly mid-rotation Douglas Fir) covering a total area of 146.00 acres (59.05 hectares) or thereabouts. Available as a whole or in lots:

Approximately

<b>Whole</b>	<b>146.00 acres</b>	<b>(59.05 ha)</b>
<b>Lot A</b>	<b>104.73 acres</b>	<b>(42.38 ha)</b>
<b>Lot B</b>	<b>41.20 acres</b>	<b>(16.67 ha)</b>

The broadleaves are mainly at pole stage (suitable for firewood) whereas some of the Douglas Firs are large enough to be sold to the saw-log/fencing market. The shrub layer is mainly comprised of hazel and the ground layer is native flora. There is one paddock contained within the boundary of ownership, located next to and accessed via the Main Road (A370) to the West. Historically, this paddock was part of Brockley Deer Park. The paddock is currently laid to permanent pasture and measures approximately 5.8 acres (2.4 ha).

Vehicular access to Brockley Combe Wood exists from the A370 Main Road (via a metal gate to the paddock) and Brockley Combe Road.

There are two public rights of way crossing Brockley Wood, one of which is a bridleway and one of which is a footpath. Please see the plan on the back cover of these details. A metal kissing gate provides the entrance to the footpath from the paddock and there is a pedestrian underpass under the A370.

A historic, dilapidated Keepers Cottage, lime kiln and walled garden constructed of natural stone is located close to the most south westerly tip of the bridleway. Historic records suggest this area used to be utilised as a bowling green. Please see plan and photographs.

### SERVICES

None known.

### DESIGNATIONS

Under the North Somerset Replacement Local Plan (Adopted March 2007) the property is designated as the following:

- Green Belt
- Site of Nature Conservation Interest

- Groundwater Source Protection Zone
- Aerodrome Safeguarded Zone

### TENURE

Freehold with vacant possession.

### LOTING & 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.

### 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.

### VIEWING

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

### LOCAL AUTHORITY

North Somerset Council  
Town Hall  
Walliscote Grove Road  
Weston-super-Mare  
BS23 1UJ  
Tel. 01934 888888

### VENDOR'S SOLICITOR

John Hodge & Co.  
18 Kenn Road  
Clevedon BS21 6EL  
Tel: 01275-874213  
FAO: Andrew Cutland

### SPECIAL CONDITIONS OF SALE

1. The successful purchaser of each lot is to contribute £750 plus VAT towards the vendor's reasonable professional fees.

Ref: 24996/1

Date: 15/05/2018

### 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 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.



# DAVID JAMES & PARTNERS

## BROCKLEY COMBE WOOD, BROCKLEY, NORTH SOMERSET, BS48 3DF

PLAN NOT TO SCALE  
FOR IDENTIFICATION PURPOSES ONLY

