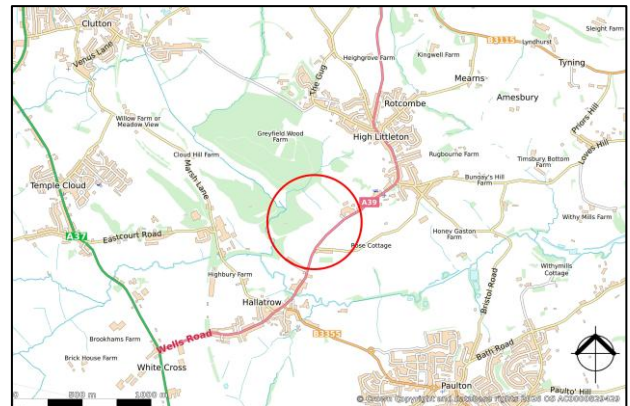




17.06 ACRES FOR SALE BY INFORMAL TENDER

GUIDE PRICE: £200,000

Freehold

Hallatrow Hill
Hallatrow
Bristol

**COOPER
AND
TANNER**

17.06 acres of Land at Hallatrow Hill Hallatrow Bristol

OFFERED FOR SALE AS A WHOLE
GUIDE PRICE: £200,000



Description

A rare opportunity to acquire 17.06 acres (6.09 hectares) of productive agricultural land. The land is moderately sloping in nature and benefits from access via a right of way from the council-maintained A39 highway.

According to DEFRA's Agricultural Land Classification Map, the land is classified as Grade 2 and 3. The soil comprises slightly acid loamy clayey soils.

Stewardship Schemes

The land is not subject to any environmental or countryside stewardship schemes.

Designations

The land is not situated within AONB, SSSI or NVZ.

Footpaths, Rights of Way, Wayleaves and Easements

The land is accessed via a right of way over adjoining land. The land is being sold subject to existing wayleave Agreement.

Tenure

Freehold with vacant possession.

VAT

The purchase price is not subject to VAT.

Services

Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services.

Agents Note

A stock-proof fence will be erected along the southern boundary on completion.

Restrictive Covenant

The land shall be used solely for agricultural and equine purposes, including the erection of an agricultural occupancy-tied dwelling.

Uplift Clause

The land is subject to a 25% overage for a period of 25 years, excluding equine and agricultural uses. Any overage payment will be triggered upon the grant of planning permission.

Method of sale

The land is offered for sale by informal tender. Prospective purchasers are invited to submit their tender using the enclosed tender form. Completed tender forms should be forwarded to the selling agents, Cooper and Tanner, First Floor Office Suite, 1 Mendip Avenue, Shepton Mallet, and must be received no later than **12 noon on Friday 4th September 2026**.

The envelope should be clearly marked **"Land at Hallatrow Hill, Hallatrow, Bristol"** in the top left-hand corner.

Local Council

Bath and Northeast Somerset Council.
Telephone: 01225 394041.

Viewing

Strictly by appointment only via Cooper and Tanner—01458 834 288 (option 2). Postcode for the nearest property is BS39 6HF
What3words ///herbs.paramedic.crackles

SHEPTON MALLET PROFESSIONAL HUB

Telephone 01458 834288

First Floor Office Suite, 1 Mendip Avenue, Shepton Mallet, BA4 4PE

glastonbury@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



SUBJECT TO CONTRACT WITHOUT PREJUDICE

Land at Hallatrow Hill, Hallatrow Bristol

Informal Tender form - Best Bids by 12 midday Friday 4th September 2026



INFORMATION

Any prospective purchasers wishing to submit a tender for the property known as “land at Hallatrow Hill, Hallatrow, Bristol” are invited to complete the below Tender Form and submit to the Vendor’s agents Cooper and Tanner, First Floor Office Suite, 1 Mendip Avenue, Shepton Mallet BA4 4PE before midday on Friday 4th September 2026.

It should be noted that the Vendors do not bind themselves to accept the highest or any offer. The Vendors reserve the right to withdraw the property or remarket the property or any part thereof, if they so wish. Whilst it is not the intention of the Vendors to re-approach for further offers, they reserve the right to do so.

In addition, the Vendors will disregard any offer which is qualified or conditional which in their absolute discretion, consider to be unreasonable or not (in their judgement) in their own best interest.

Furthermore, the offers should be made for a precise amount in £ Sterling and to avoid the receipt of identical sums it is advised that offers should be made for an uneven figure. No offer will be accepted which is made with reference to another tender, for example £100 more than the highest price tendered.

All parties who submit an offer will be informed within a reasonable period of time whether their offer has been successful or not.

All offers are non-binding and will be taken as being subject to contract. Any accepted offer will be subject to the offeror providing proof of identity and proof of funding.

If you require any further information please contact the agent.
Josephine Mitchell MRICS FAAV - Tel: 01458 834288

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SUBJECT TO CONTRACT AND WITHOUT PREJUDICE
Land at Hallatrow Hill, Hallatrow, Bristol.
Tender Form - Best Bids by 12 midday Friday 4th September 2026.

I/We.....

Of [address].....

Telephone Number.....

Email.....

Offer Amount £.....in words.....

Method of financing (i.e. mortgage, dependent upon on sale of another property cash etc.)

.....
.....

Any other relevant matters/conditions

.....
.....
.....

Your solicitors' details

Signed.....

Dated.....

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