



Lots B and C

Approximately 176.74 acres of land at Clandown, Radstock  
To be offered for sale by online auction in seven lots  
Thursday 22<sup>nd</sup> July. Bidding to start at 9am

**COOPER  
AND  
TANNER**



# Clandown Radstock BA3 2XN

 **Approx 176.74 acres of mainly arable land with some pasture.**

## Description

Formerly farmed as part of Clandown Farm, these seven lots of mainly arable capable land are set between Radstock and Bath and total about 176.74 acres. Each lot has been well managed and farmed as part of a larger dairy enterprise, providing a combination of grass fodder and arable crops, until the current owners took the decision to retire from farming.

**Lot A. Bidding to start at 9am and close at 2pm**  
Approximately 15.88 acres as coloured red.  
Guide Price £125,000 to £140,000.

Mature pasture land with good direct road aspect and predominantly level in aspect. Mains water connected.

**Lot B. Bidding to start at 9am and close at 2.30pm**  
Approximately 30.43 acres as coloured dark blue. Guide Price £235,000 to £265,000.

Good direct road access at two points. Level to gently sloping in aspect. Currently in an arable rotation and planted to maize.

**Lot C. Bidding to start at 9am and close at 3pm**  
Approximately 41.15 acres as coloured green  
Guide Price £325,000 to £375,000

A useful block of mature pasture and arable capable ground held in four enclosures with good road access. Level to sloping in aspect.

**Lot D. Bidding to start at 9am and close at 3.30pm**  
Approximately 7.97 acres as coloured light blue  
Guide Price £70,000 to £80,000

A single enclosure of mature pasture land, sloping in places and running alongside the stream to the eastern boundary which provides a natural water supply.

**Lot E. Bidding to start at 9am and close at 4pm**  
Approximately 20.83 acres as coloured purple  
Guide Price £160,000 to £180,000

Good direct road access at two points and currently in an arable rotation and planted to clover. Predominantly level in aspect.

**Lot F. Bidding to start at 9am and close at 4.30pm**  
Approximately 54.38 acres as coloured orange  
Guide Price £410,000 to £460,000

Level to sloping in aspect with two road access points along the southern boundary. Held in three parcels with gateways connecting each. Currently in an arable rotation and planted to peas and barley.

**Lot G. Bidding to start at 9am and close at 5pm**  
Approximately 6.1 acres as shown as edged brown  
Guide Price £55,000 to £60,000

A very gently sloping parcel of arable land located close to the village of Clandown with access via Fosse Lane and enclosed by mature hedges. Currently planted to barley.

## Nitrate Vulnerable Zone

Lots A, B, C, E and F fall within a Nitrate Vulnerable Zone.

## Services

Mains water is available to Lots A, B, C and G

Potential purchasers must rely on their own enquiries regarding the location of any services and making a connection into them.

## Basic Payment Scheme

The land is registered for payments under the Basic Payment Scheme. The purchaser of each lot will be required to purchase at the current market value the Entitlements. These will then be transferred to the buyer once the transfer window opens in the New Year. The vendor has submitted the claim for 2021 and the purchaser is to agree to follow any cross-compliance requirements.

This does not apply to Lots F and G as these fall under the minimum claimable area of 5ha, unless of course the purchaser already holds additional land or it is purchased with one of the other lots.





### Rights of Way

The land is being sold subject to and with the benefit of Rights of Way, Easements and Wayleaves whether referred to in these sale details or not. There are footpaths that cross Lots A, C, D and G as shown by the broken green line on the location plan below.

### Completion

Completion for each lot has been set as the 30<sup>th</sup> September 2021 to allow for the existing tenancy to come to an end.

### Deposit

On conclusion of the auction, successful bidders will be required to pay to the solicitor acting for the vendor a deposit of 10% of the purchase price within 24 hours at the fall of the electronic gavel.

### Bidder's Registration

Cooper and Tanner requires all bidders who wish to bid at our Auction to Register beforehand. A fixed Bidders Registration Fee of £1200 inc VAT per lot must be paid on registration. The fee is retained by Cooper and Tanner at the fall of the electronic gavel if a bidder is successful. The fee will be returned to all unsuccessful bidders. Please note that this does not form part of the deposit.

All checks required by current anti-money laundering legislation must be satisfactorily completed as part of the registration process before prior approval to bid will be granted, this will include providing proof of funds.

### Viewing

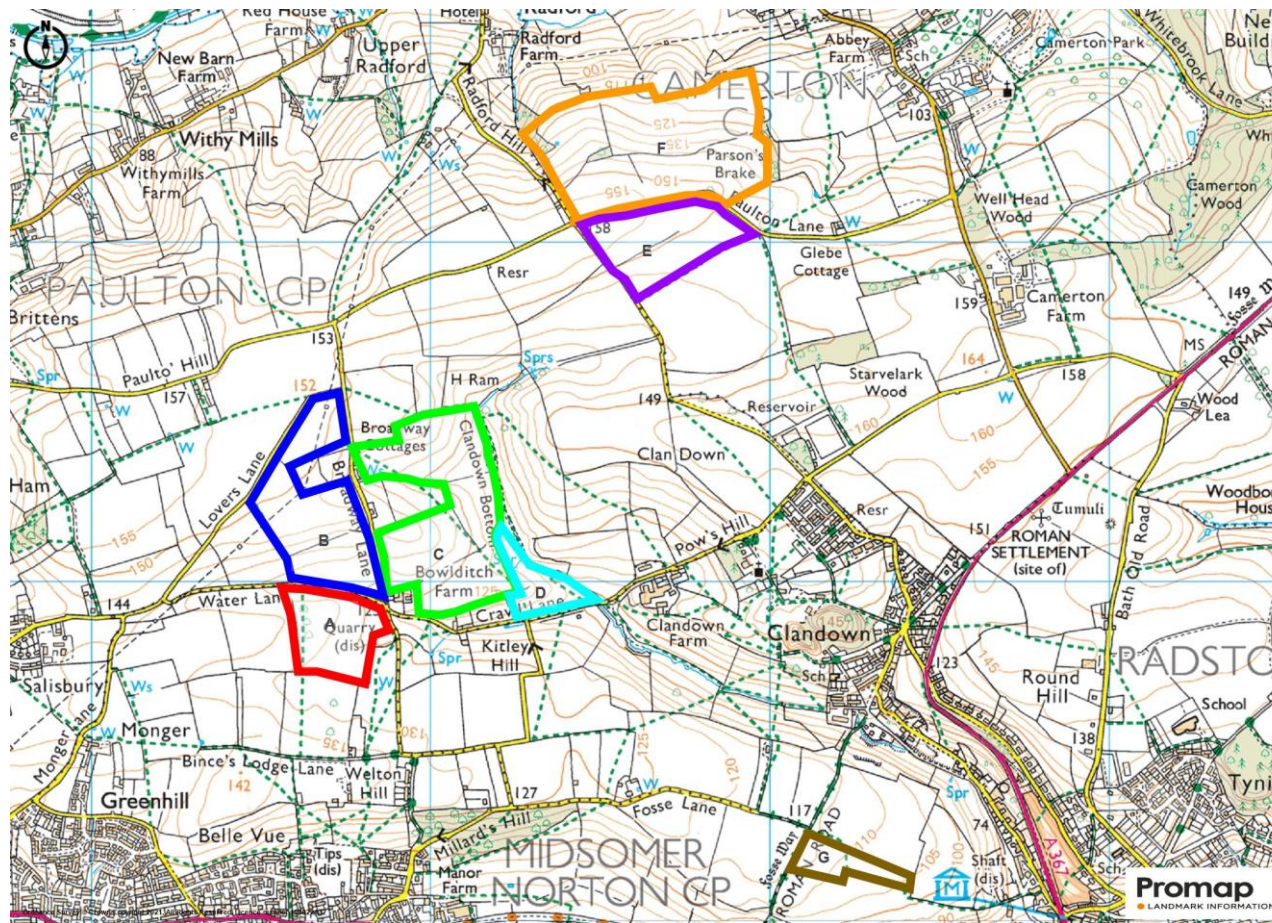
At any reasonable time on foot with a set of the sale details. Please be aware of growing crops when walking the land.

### Covenants

Lots A, B and C will be sold subject to a restrictive covenant preventing building of any kind within certain areas of the land. Further details are available on request. Lots A, B, C and D will be sold subject to an existing covenant "NOT to use or permit to be used the property nor any building now or hereafter to be erected thereon for any offensive noisy or dangerous purposes or for any purpose which shall or may be or grow to be in any way a nuisance damage grievance or annoyance to His Royal Highness, His Successors in Title or His tenants or to the owners or tenants of any of the neighbouring property or the neighbourhood or which may tend to depreciate or lessen the value of any such neighbouring properties (b) NOT to use the property otherwise than for agricultural purposes."

### Solicitor acting

Michelmores, Bristol  
Tel: 0117 906 9300





# FROM OFFICE

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**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, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and only intending purchasers should not rely on them as statements or representations or otherwise as to the correctness of each of them.



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