



2 Qty. Class Q Barns at Jacks Lane, Croscombe, Nr. Wells

Available in two separate lots

Freehold, for sale by informal tender offers invited

COOPER
AND
TANNER

Barns at Jacks Lane / Old Wells Road Crocombe Nr. Wells BA5 3RP (Nearby postcode)

Lot 1 – Offers Invited Over £250,000

Lot 2 – Offers Invited Over £200,000

For Sale by Informal Tender, Bids By 26th September 2025

Description

An opportunity to purchase two separate barns with Class Q Prior Approval for the change of use to individual single dwelling houses. The barns are available separately but offers can be submitted for both. Additional land is also available by separate negotiation. Situated in a superb rural yet accessible position with an enviable elevated plot providing views west towards Wells.

Lot 1 - Situated to the west of Jack's Lane currently comprising the steel frame barn with compact hardcore yard, edged red on the sales plan extending to approximately 0.7 acres. Prior Approval was given by Somerset Council 10th July 2025 under reference - 2025/0931/PAA which allowed for the change of use to a single dwelling, the plans indicating a well-proportioned five bedroom dwelling with car port and garden space as shown overleaf.

Lot 2 – Situated to the east of Jack's Lane currently comprising the Dutch barn with concrete yard, edged blue on the sales plan extending to approximately 0.45 acres. Prior Approval was given by Somerset Council 9th July 2025 under reference - 2025/0932/PAA which allowed for the change of use to a single dwelling, the plans indicating a well thought out three bedroom dwelling with garden and parking.

Land outside of the Class Q site area included within the sale will be sold 'as is' with respect of its existing use in planning terms. Exact boundaries are to be agreed and marked prior to sale, purchaser will be responsible for erecting and upkeep of the shared boundary. **Additional land is available by separate negotiation**, additional land hatched green on the sales plan. Parties interested in any additional agricultural land should discuss the same with the selling agents. To note, the additional land will not be sold separately to the barns.

Energy Performance & Council Tax
Not yet applicable.

Planning

Situated in the area covered by Somerset Council (former Mendip area). Parties should satisfy themselves regarding planning history and potential opportunities.

Tenure

Freehold, vacant possession upon completion. To note, the vendor will remove the cattle feeders and any implements and silage bales prior to completion.

Services

Parties must rely upon their own investigations in relation to the location and capacity of any services to each Lot. We are informed that there is a mains water and electricity supply nearby but the location or capacity has not been tested or verified by the selling agents.

VAT

We are advised the property is not elected for VAT.

Method of Sale

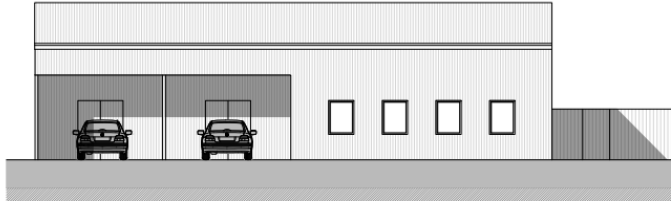
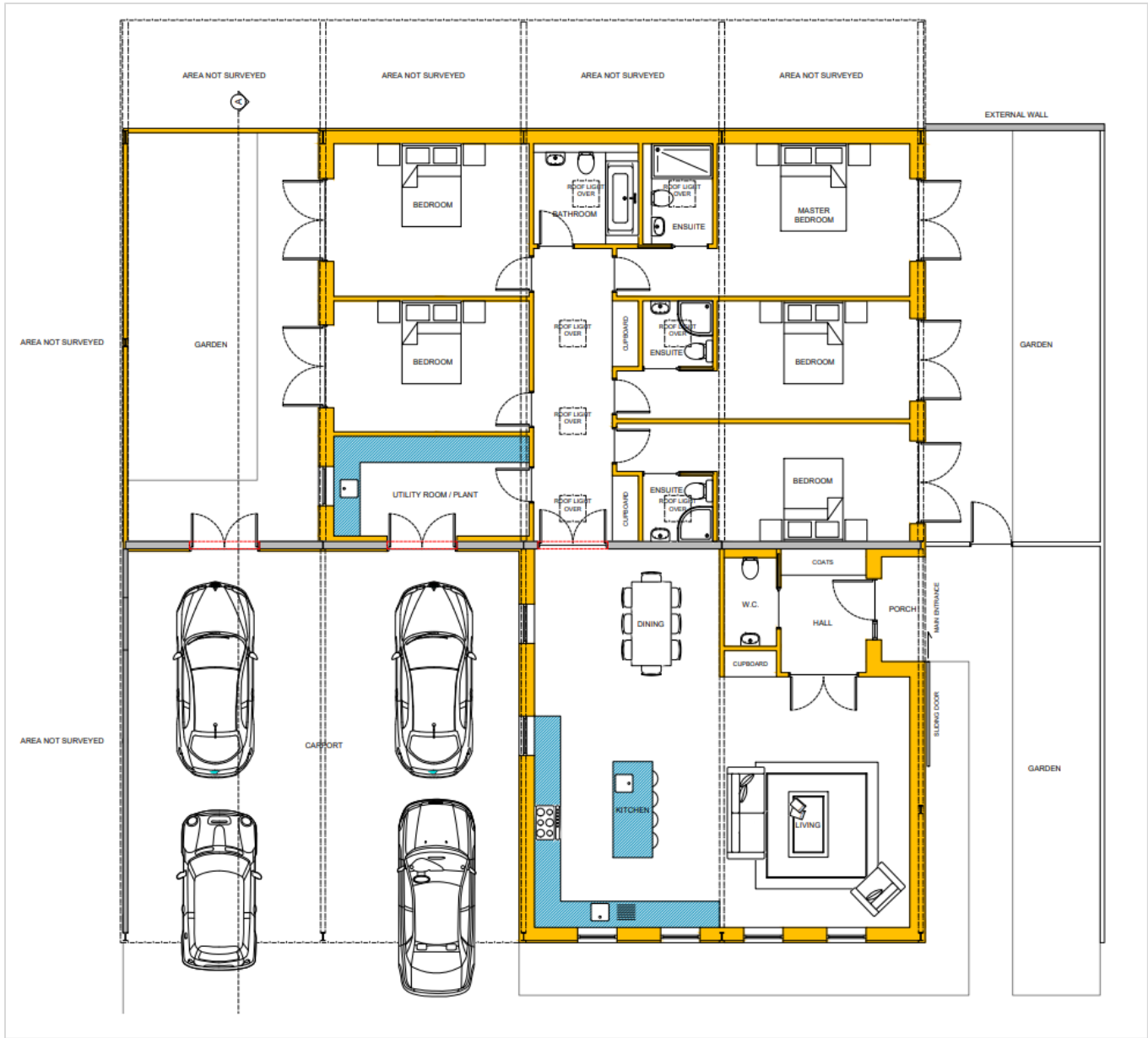
For sale by **Informal Tender** "Best Bid" offers are invited by **12 Noon Friday, 26th September 2025**. All parties will be expected to have satisfied their due diligence in advance of submitting their interest and must make it clear which Barn they are bidding on. Vendor reserves the right not to accept the highest offer, or any offer received. Additional information and tender forms are available from selling agent.

Disclaimer

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.



Lot 1 – Proposed Plans



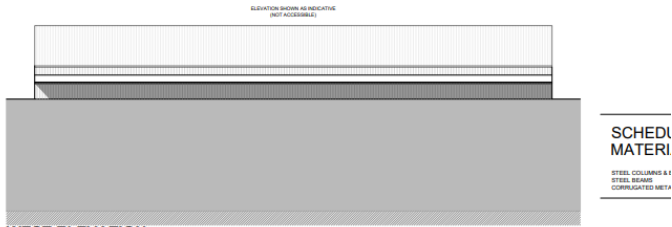
EAST ELEVATION [SCALE 1:100]

1:100

2m 0 2m 4m 6m 8m 10m



NORTH ELEVATION [SCALE 1:100]



WEST ELEVATION [SCALE 1:100]

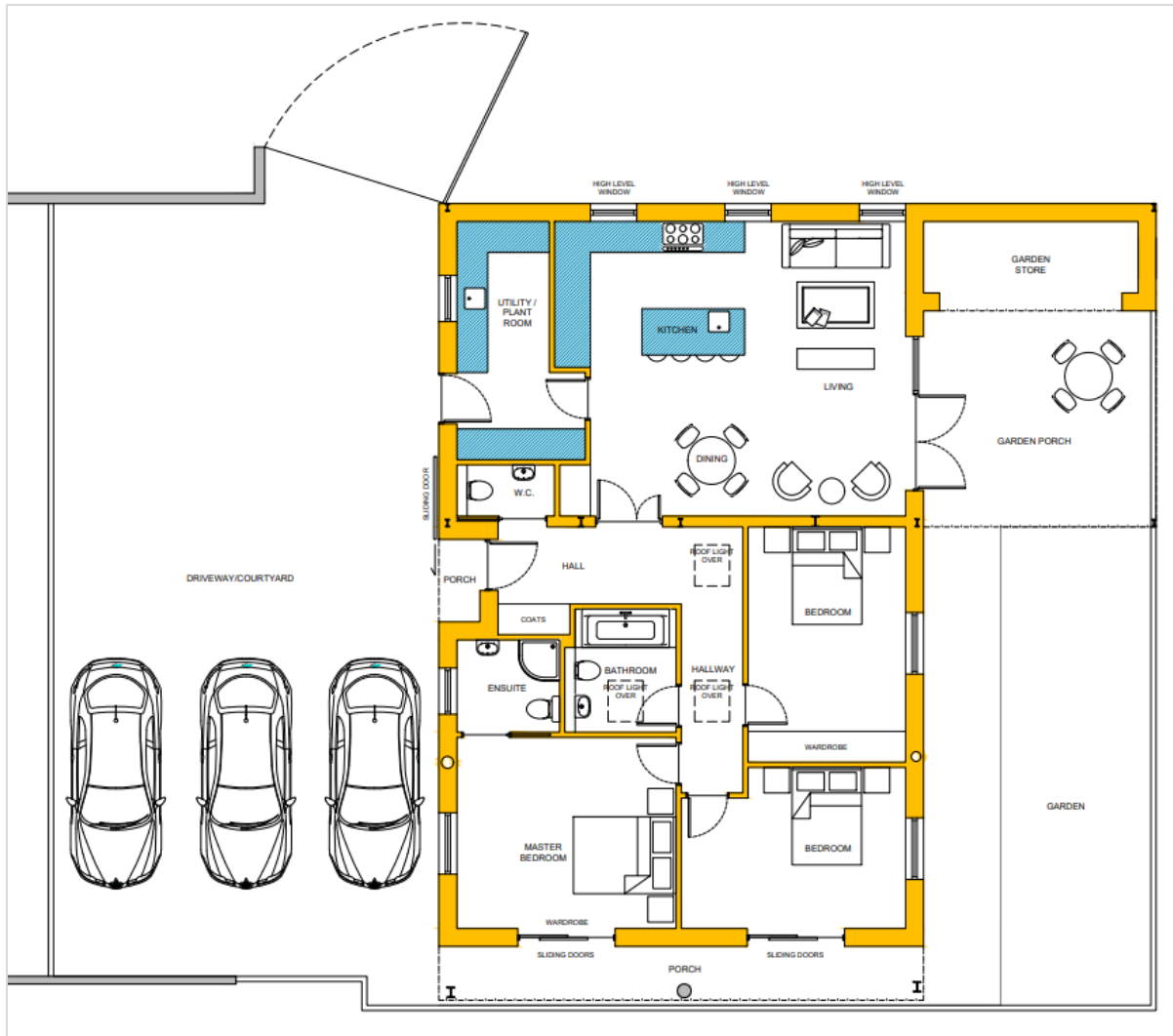
SCHEDULE
MATERIAL

STEEL COLUMNS & I
STEEL BEAMS
CORRUGATED METAL

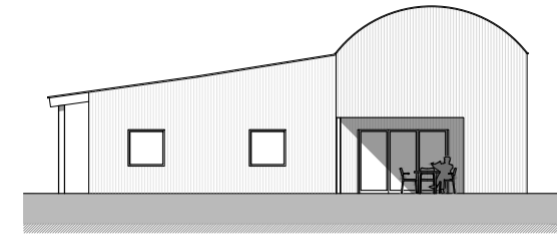
Hill.Reading
Architects



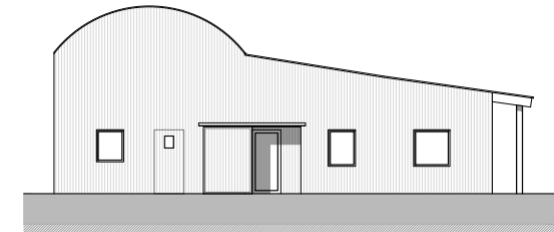
Lot 2 – Proposed Plans



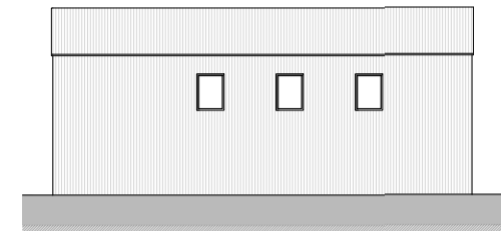
Plans not to scale



NORTH ELEVATION [SCALE 1:100]



SOUTH ELEVATION [SCALE 1:100]

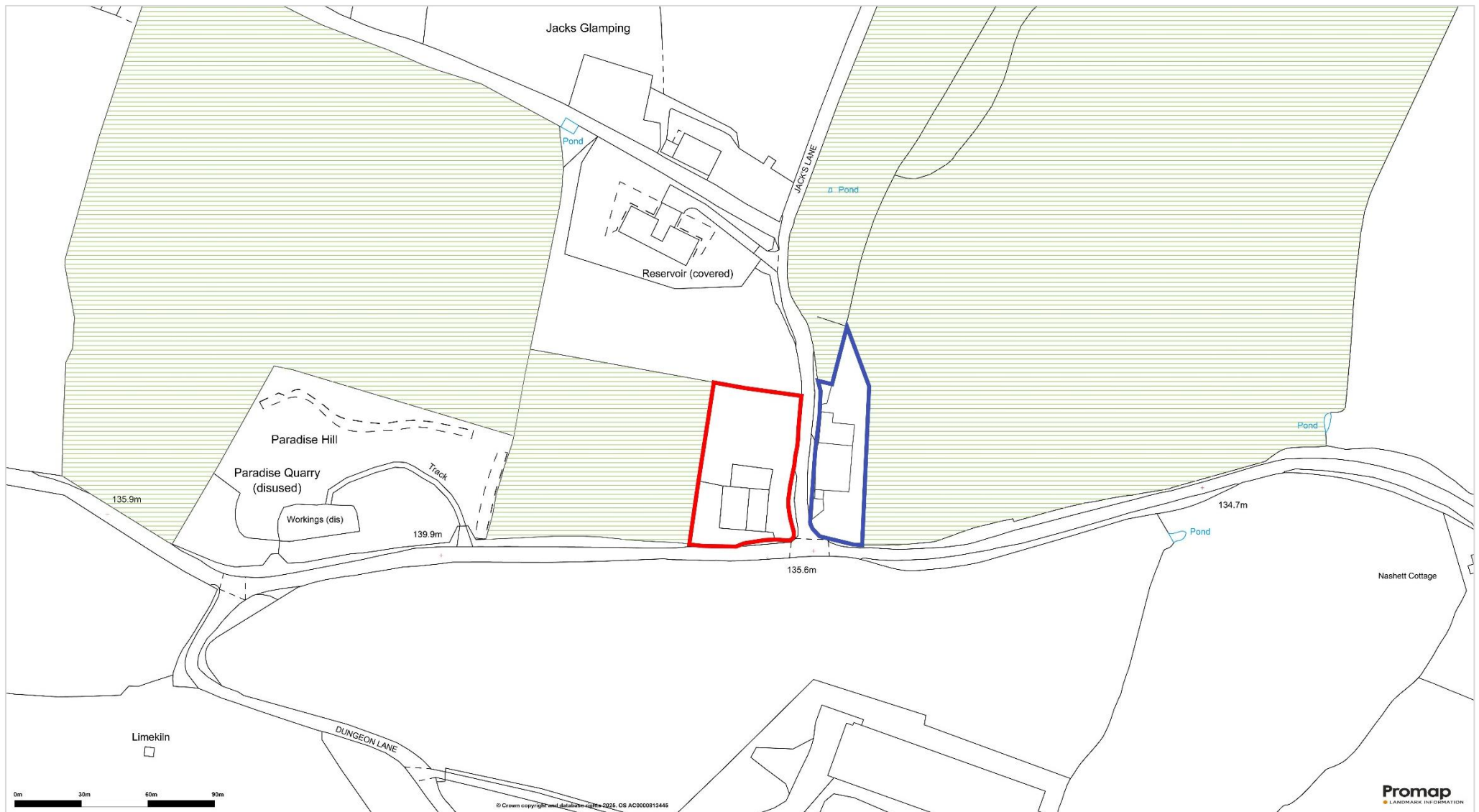


WEST ELEVATION [SCALE 1:100]



EAST ELEVATION [SCALE 1:100]





**COOPER
AND
TANNER**

DEVELOPMENT DEPARTMENT

Contact Cooper and Tanner Glastonbury or Midsomer Norton Office

Tel. 01458 834 288 or 01761 411010 Opt. 2

development@cooperandtanner.co.uk



INFORMAL TENDER INFORMATION

Class Q Barns at Jacks Lane, Crocombe

Prospective Purchasers wishing to submit a Tender for **Class Q Barns at Jacks Lane Crocombe** need to complete the Informal Tender Document together with any supporting information and submit to the offices of the Vendor's agents Cooper and Tanner, High Street, Midsomer Norton, BA3 2HP before **12 noon on Friday 26th September 2025** with the envelope clearly marked in the top left hand corner "**Offer Lot 1 OR Lot 2 Jacks Lane**" or sent by email with the email subject clearly marked "**Offer Lot 1 OR Lot 2 Jacks Lane**" to development@cooperandtanner.co.uk.

IMPORTANT NOTICES/CONDITIONS

- The Property, as identified within the sales particulars, is offered either as two individual lots or a single lot or by informal tender.
- All proposals will be judged on their merits.
- It should be noted that the Vendors do not bind themselves to accept the highest or indeed any offer.
- The Vendors reserve the right to withdraw the property or remarket the property or any part thereof, if they so wish.
- When making an offer it is to be on the basis that it is full and final, as it is not the intention of the Vendors to re-approach for further offers.
- 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 that submit an offer will be informed within a reasonable period of time whether their offer has been successful or not.
- It will be assumed that any offers made are done so on the basis that the offeror has completed all their due diligence and satisfied themselves with regard to any and all matters including planning, utilities, title etc. and have fully reviewed the Technical Pack and marketing particulars
- Any prospective purchaser must complete a tender form as attached and provide the following information in regard to their respective bid.
 - Full contact details of the prospective purchaser
 - Any contract 'Conditions' – and timescales for their resolution
 - Source of funding for purchase.
 - Full contact details of their solicitors.

For further information please contact the sole selling agents

Cooper and Tanner

Tel. 01761 411010 Opt. 2 or 01458 834 288

development@cooperandtanner.co.uk

OFFER FORM BARN AT JACKS LANE, CROSCOMBE

TENDER CLOSING DATE 12 NOON FRIDAY 26th SEPTEMBER 2025

I/We hereby submit the following proposal for the property known as Lot One / Lot Two [delete as appropriate]

PROSPECTIVE PURCHASER	
Purchaser /Company Name	
Registered Address Postcode	
Point of Contact	
POC Telephone Number	
POC Email Address	
LOT	
Confirm which Barn / Lot you are bidding on (Lot 1, Lot 2 or Both Lots 1 & 2)	
OFFER AMOUNT (Being your best bid)	
Amount £	
In Words	
CONDITIONS	
Detail if this is subject to any conditions (e.g. vacant possession, planning consent, survey)	
Does the offer require board approval	Yes / No / Approval already received
METHOD OF FINANCE	
Detail how you intend to fund this acquisition (please provide proof of funding e.g. bank statement, mortgage in principle)	
PURCHASERS SOLICITORS	
Solicitors Name Company Name and Address Telephone Email	
ANY OTHER SUPPORTING INFORMATION	
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