



Version 2 – Details updated 23.01.2026

Lyndel, Sun Batch, Draycott, BS26 3SR

**OFFERED FOR SALE IN
TWO LOTS**

**COOPER
AND
TANNER**



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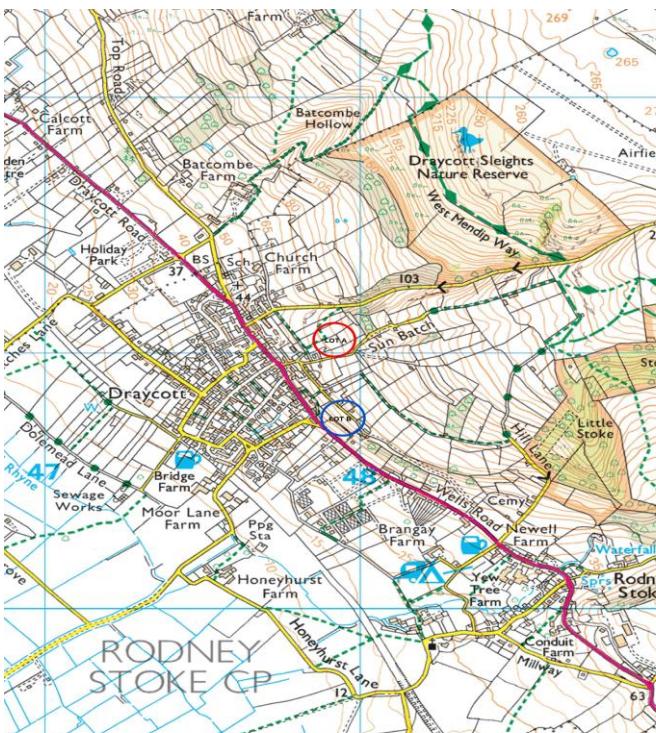
OFFERED FOR SALE IN TWO LOTS

Description

For Sale by Auction on Thursday 26th February 2026 at 12 midday at The Royal Bath and West Showground and via Livestream.

Lyndel is an attractively located property, which is situated in idyllic surroundings within the Mendip Hills Area of Outstanding Natural Beauty (AONB) and offered for sale in two separate lots. The property comprises of a bungalow, range of outbuildings, together with adjoining land, the whole extending to 2.48 acres. There is a further off-lying plot of land at Swans Lane extending to 1.78 acres.

Location



Lot A – Guide Price: £385,000 - £425,000

Dwelling

A well-proportioned bungalow set on the edge of the highly desired village of Draycott. The dwelling is approached from the highway via a tarmacadam driveway leading to an off-road parking area. The dwelling requires a programme of modernisation and improvement throughout and once upgraded, would provide a comfortable family home. With reference to the floor plan enclosed, the internal accommodation provides three spacious bedrooms and ample living areas. Surrounded by gardens laid to lawn and interspersed with trees, numerous outbuildings and mature gardens. The property sits on a generous plot extending 2.48 acres with a separate entrance to the paddock via a gate from the highway.

Outbuildings

Externally the property benefits from a selection of outbuilding which are all mostly used for storage. There are also two handy positioned stables (205ft²) constructed of concrete block elevations with a concrete floor and cement tile roof.

Lot B – Guide Price: £30,000 - £50,000

An extremely exciting opportunity to purchase an elevated plot of land on the edge of Draycott. The plot extends to approximately 1.78 acres and offers a wealth of opportunities, subject to any necessary planning consents. Sloping in aspect with a soil comprising a freely draining slightly acidic but base-rich type, classified as Grade 3 on the DEFRA Land Classification Map.

Access is taken directly from the Council maintained highway known as Swans Lane.

What3words: prefer.goggle.stilted



LOT A



LOT A



LOT A

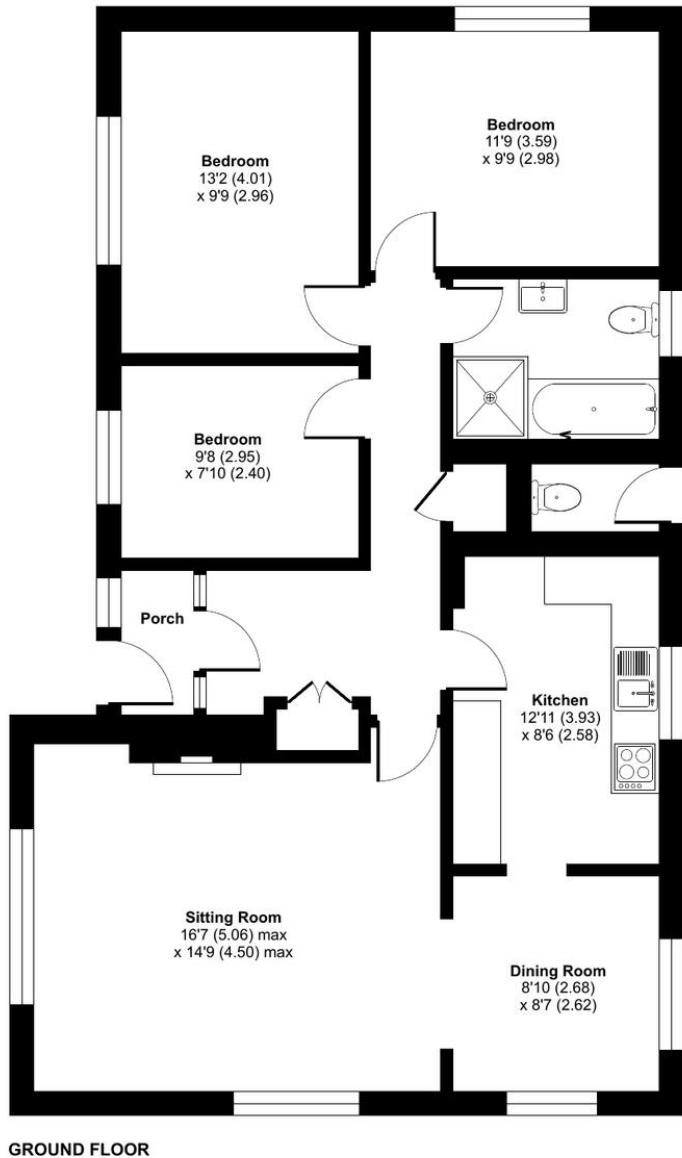
Lyndel, Sun Batch, Draycott, Cheddar, BS27

Approximate Area = 973 sq ft / 90.3 sq m

Outbuilding = 15 sq ft / 1.3 sq m

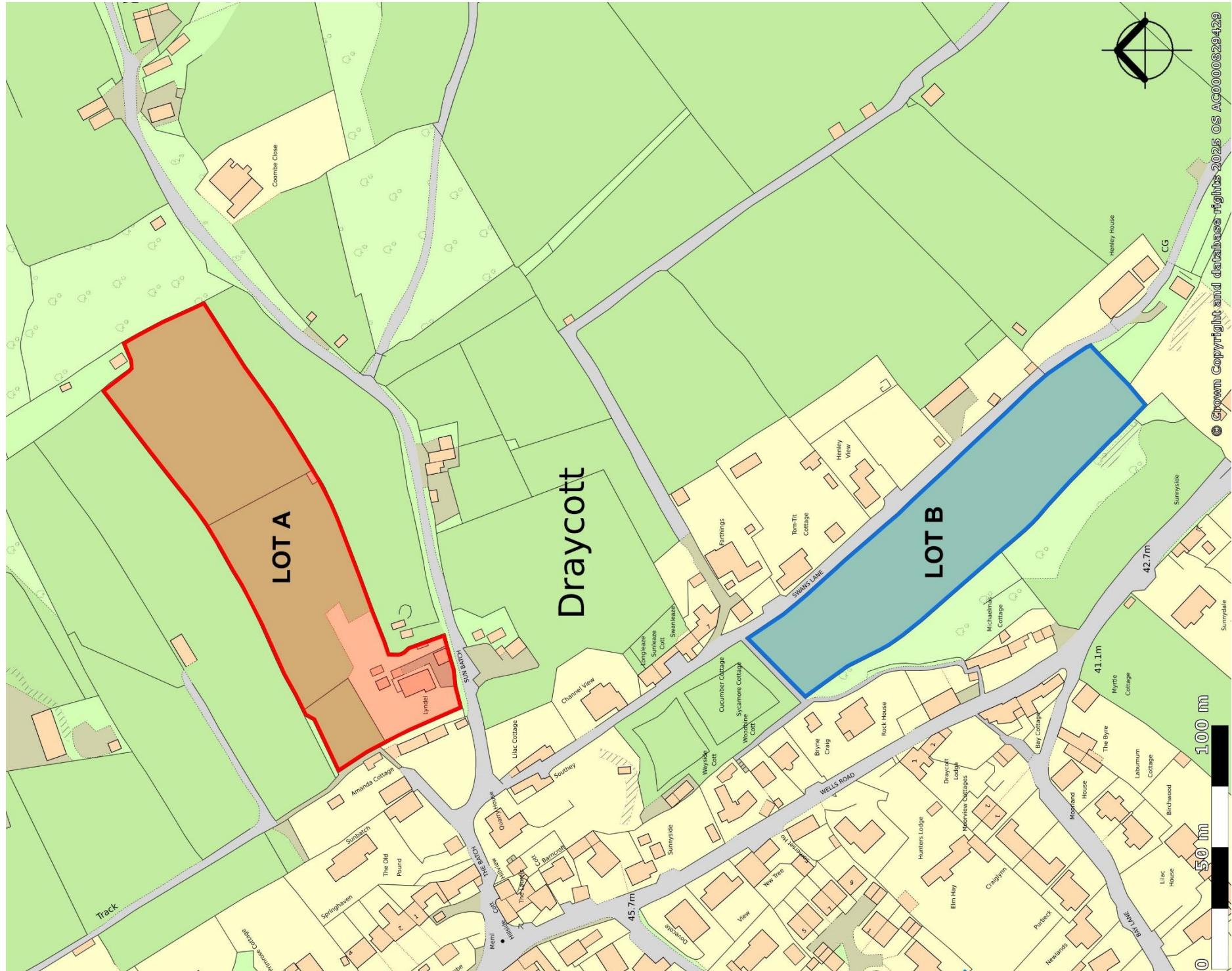
Total = 988 sq ft / 91.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
Produced for Cooper and Tanner. REF: 1393312







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

Fixture and Fittings

Fixtures and fittings which are currently on site may not be included within the sale and may be removed prior to completion. A fixtures and fittings schedule will be included within the auction legal pack.

Other Schemes

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

Drainage Rates

Lot A - None
Lot B - None

Footpaths and Rights of Way

Not subject to any public footpaths. Further details of any other rights of way (if applicable) will be contained within the auction legal pack.

Flooding

Lot A – Flood Zone 1
Lot B – Flood Zone 1

Designations

Situated within an AONB. Not situated within a Nitrate Vulnerable Zone (NVZ) or SSSI. The Property is not Listed.

Uplift / overage clause

None.

Services

Lot A - We understand mains electricity, gas, drainage and water is connected. Further information contained within the auction legal pack. Services and appliances have not been tested.

Lot B – No mains services connected.

Solicitors

BGW Solicitors
Telephone: 01749 330330
Sally Ogden acting

Completion

Thursday 26th March 2026.

Registering to bid and Administration fee

Cooper and Tanner require all bidders who wish to bid at our Auction to register beforehand, whether you are intending on bidding in the room, by proxy or online. As part of the registration process, you will be asked to provide card details in order that the Buyer's Administration Fee of £1395 inc VAT can be paid if you are successful. A week before the auction a hold will be placed on your account for this sum, which will then be released if you are unsuccessful. This fee will only be taken if you are the successful buyer. The fee is retained by Cooper and Tanner and does not form part of your deposit or completion settlement. Please also be aware that the Buyer's Administration fee is payable per lot purchased and applicable to all pre-auction sales. If you are successful in purchasing more than one lot, we will contact you following the auction to take subsequent payments for additional lots bought. 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.

Fees

Potential buyers should be aware that there may be additional fees payable to the Vendor's solicitor on completion of the sale, details of which will be contained within the auction pack for each lot. At the launch of the property onto the market this information is not always available and so interested parties must refer to the auction pack and satisfy their own enquiries.

Deposit

Successful bidders will be required to pay to the Cooper and Tanner Client Account the deposit of 10% of the purchase price within 24 hours of the auction. The account details will be provided to the successful bidder on conclusion of the auction. Once funds are cleared, they will be transferred on to the account of the solicitor acting for the seller. Please ensure that funds are in an account suitable to be able to make an Electronic Transfer from.

Viewing

Lot A - To book on to one of the scheduled viewing dates, please contact Cooper and Tanner, Cheddar – 01934 740055 (Option 1).

Lot B - At any reasonable time on foot and during daylight hours with a set of the sale details.

Ref. GPT/11282



Train Links

- Weston Super Mare
- Highbridge
- Yatton



Schools

- Draycott First School
- Fairlands Middle School (Cheddar)
- Kings Academy (Cheddar)

Local Council: Somerset Council – Telephone: 0300 123 2224.

Council Tax Band: E.

Heating: Gas Central Heating.

Tenure: Freehold with vacant possession.

Auction Notes

Conditions of Sale

Unless otherwise stated, each Lot is sold subject to the Common Auction Conditions (4th ed.). We recommend all interested parties inspect the Common Auction Conditions prior to bidding.

Sale details

The details of each lot have been prepared based on information given by the vendor and their solicitor. There may be occasions where the person acting on behalf of the Vendor does not know the property in detail. Therefore, potential purchasers must satisfy their own enquiries and should refer to the legal documents available.

Legal packs

These are available to download from the Land and Property Auction page of the Cooper and Tanner website. Alternatively, they can be obtained from the Vendors' solicitors. There may be a charge payable direct to the solicitor. We recommend that each potential purchaser take independent legal advice on the content of the packs. Potential purchasers are deemed to have made all the necessary enquiries and purchase with full knowledge of the content of the legal packs.

Registration of Interest

Cooper and Tanner encourage potential purchasers to register their interest in specific lots. This will enable the Auction Department to inform you of any amendments made to that lot during the lead up to the auction day.

Tenure and Possession

Unless stated otherwise, the tenure of each lot is freehold and vacant possession will be given upon completion.

Registering to bid

All those intending to bid at the auction must first register online at Cooperandtanner.co.uk. Please note that we will not be taking registrations in the room.

Questions

The Vendor's solicitors may be available for questions prior to the start of the auction. However, there may be occasions when they are unable to attend. Therefore, it is advisable that any queries have been answered before the date of the auction. Members of the Cooper and Tanner staff will be on hand and will be able to answer questions concerning the procedure. They will not be able to answer any legal questions. No further questions will be permitted once the auction has started.

Bidding in the room

When bidding for a lot, please make your bid clear to the auctioneer or their clerk. The auctioneer will call the bidding three times, giving you the opportunity to place a final bid.

Bidding online

When bidding online, you will be able to follow the auction via our livestream system. It will be made clear both on the camera and on the website what the current bid is and what bid is being invited. We strongly recommend that you have a consistent Internet connection and Cooper and Tanner cannot be held responsible for any loss of connection. Please be aware that there may be a slight time delay in the video footage and we would suggest that you follow the figure on the screen.

Bidding by Proxy

Via the auction platform, you will be able to enter a proxy bid, which the auctioneer will execute on your behalf. However, we strongly recommend that where possible you attend the auction in person. All proxy bids must be entered on the system 48 hours prior to the start of the auction. If you are providing a proxy bid then this must be completed no later than 48 hours before the auction. We cannot guarantee that bids received after this time will be accepted.

GLASTONBURY OFFICE

telephone 01458 831077

41 High Street, Glastonbury, Somerset BA6 9DS

glastonbury@cooperandtanner.co.uk

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.

Fall of the Hammer

On the fall of the hammer, the successful bidder is under a binding contract to purchase that property. The purchaser must then present himself or herself to the auctioneer's clerk, giving their name, address, solicitor's details and a form of identification. If you are bidding remotely or by proxy then a member of the Cooper and Tanner staff will complete the Memorandum of Sale on your behalf, as set out in the terms and conditions of the auction.

Deposit

A deposit of 10% of the purchase price will be payable to the Cooper and Tanner Client Account within 24 hours of the end of the auction. Cash will not be acceptable, and Cooper and Tanner do not have the facilities to take payment by credit or debit card.

Lotting

The vendors reserve the right to amalgamate, sub-divide or withdraw any or all of their property.

Areas and sale plans

The area and the sale plan have been calculated and produced using Promap Mapping software (Ordnance Survey licensed) and referenced where possible to the HMLR Title plan; however, they may not correspond with other mapping systems. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.

*Definition

Definition of Guide Prices

The guide price is an indication of the Vendor's current minimum price expectation at auction and the guide price, or range of guide prices, is given to assist prospective purchasers. The guide price can be adjusted by the vendor at any time up to the day of the auction, in light of the interest shown during the marketing period and bidders will be notified of this change on our website and by the auctioneer prior to the lot being offered.

Definition of Reserve Price

The reserve price is the Vendor's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. It is usual but not always the case that a provisional reserve is agreed between the Vendor and the auctioneer at the start of marketing and the Final Reserve Price will be agreed between the auctioneer and the Vendor prior to the auction sale. Whilst the reserve price is confidential, it will usually be set within the quoted guide range and in any event will not exceed the highest quoted guide price.

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