



## Single Building Plot

R/O 16 Sunnymead Oakhill, Radstock, BA3 5AX

Freehold for sale by informal tender OIEO £60,00

COOPER  
AND  
TANNER

# Plot rear of 16 Sunnymead Oakhill Radstock BA3 5AX

Informal Tender Guide Price £60,000

## Description

An opportunity to purchase a single building plot in a popular village location. Currently benefitting outline consent with a reserved matters application pending.

Proposed 1.5 storey dwelling that will provide well designed two-bedroom dwelling with off street parking and gardens. It is an excellent opportunity for a local developer or owner occupier seeking to construct their own home.

Situated within a residential cul-de-sac location within the popular village of Oakhill. The plot is situated nearby other properties, domestic garage and a proposed residential development site in the field to the east.

## Planning

Further information regard planning can be obtained from the selling agent or by visiting Somerset Council website. Outline planning permission was granted 6 June 2025 for erection of 1.5 storey dwelling. Somerset Council (former Mendip area) Application No: 2025/0509/OUT. There is a live application pending decision for approval of reserved matters - **2025/1279/REM**. N.B the plans on these marketing particulars are taken from the pending reserved matters application.

## Energy Performance

Not currently applicable.

## Council Tax

Not yet assessed.

## Tenure

Freehold. Vacant possession upon completion. We understand that access is taken via a Right of Way.

## Services

We are informed that there is a water and drainage connection point readily available on site with rights to be retained over the Vendors retained property. Will require electricity connection. Interested parties must satisfy themselves regarding location and capacity of utilities.

## 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, 3<sup>rd</sup> October 2025**. All parties will be expected to have satisfied their due diligence in advance of submitting their interest. The Vendor reserves the right not to accept the highest offer, or any offer received. Tender forms are available from selling agent.

## Disclaimer /Important Notice V1 | 11/08/2025

These particulars are set out as a general outline 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.

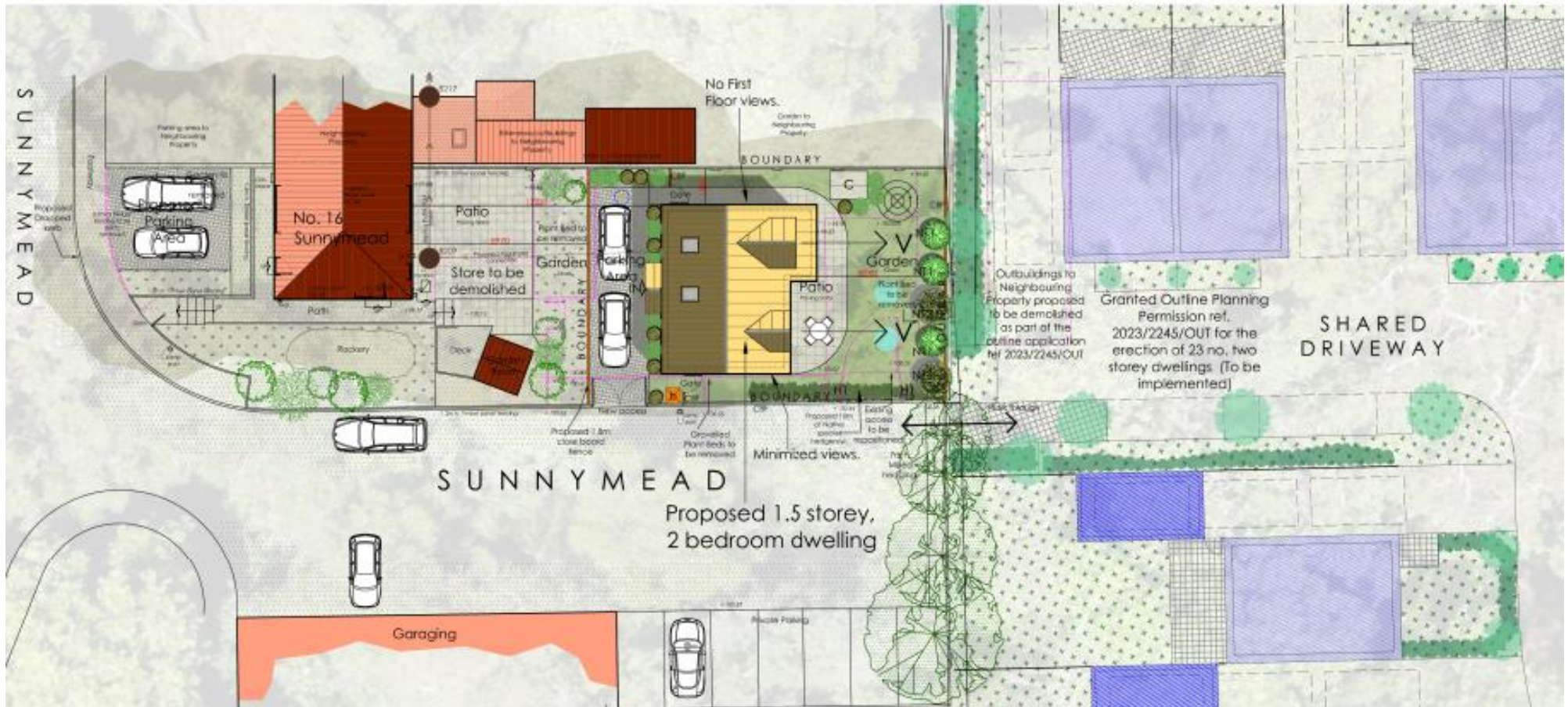
**Della Valle**  
architects

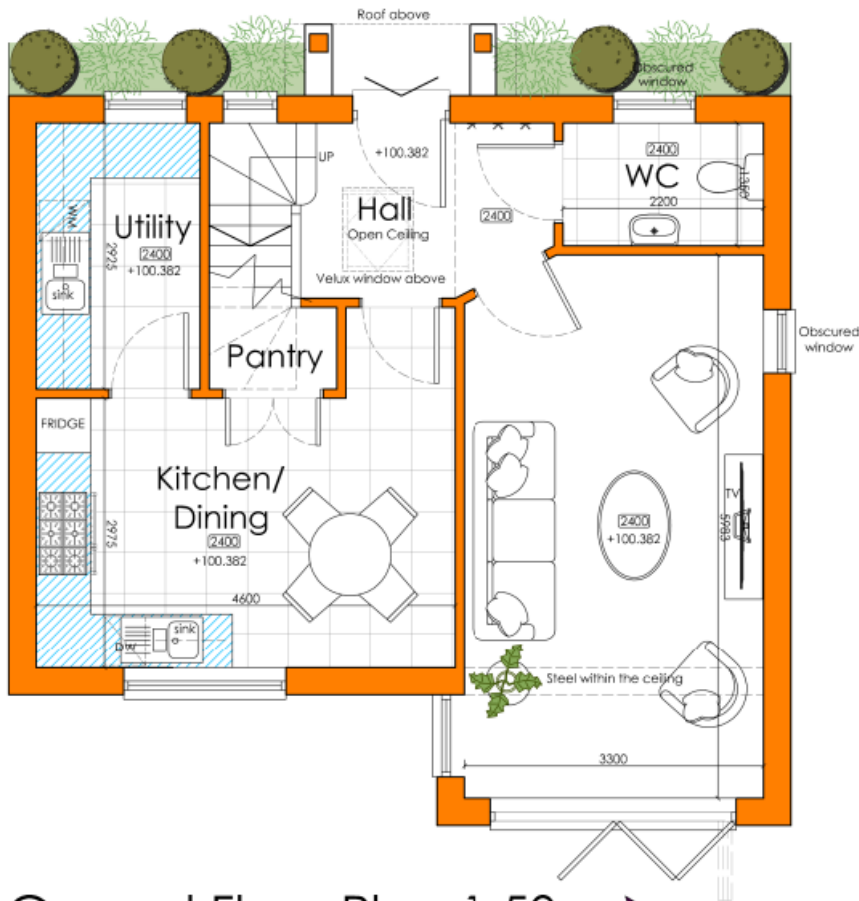
Lake View • Charlton Estate • Shepton Mallet • BA4 5QE  
T 01749 330672 • E [mail@dellavallearchitects.co.uk](mailto:mail@dellavallearchitects.co.uk)  
Chartered Architect • Designer • Project Manager



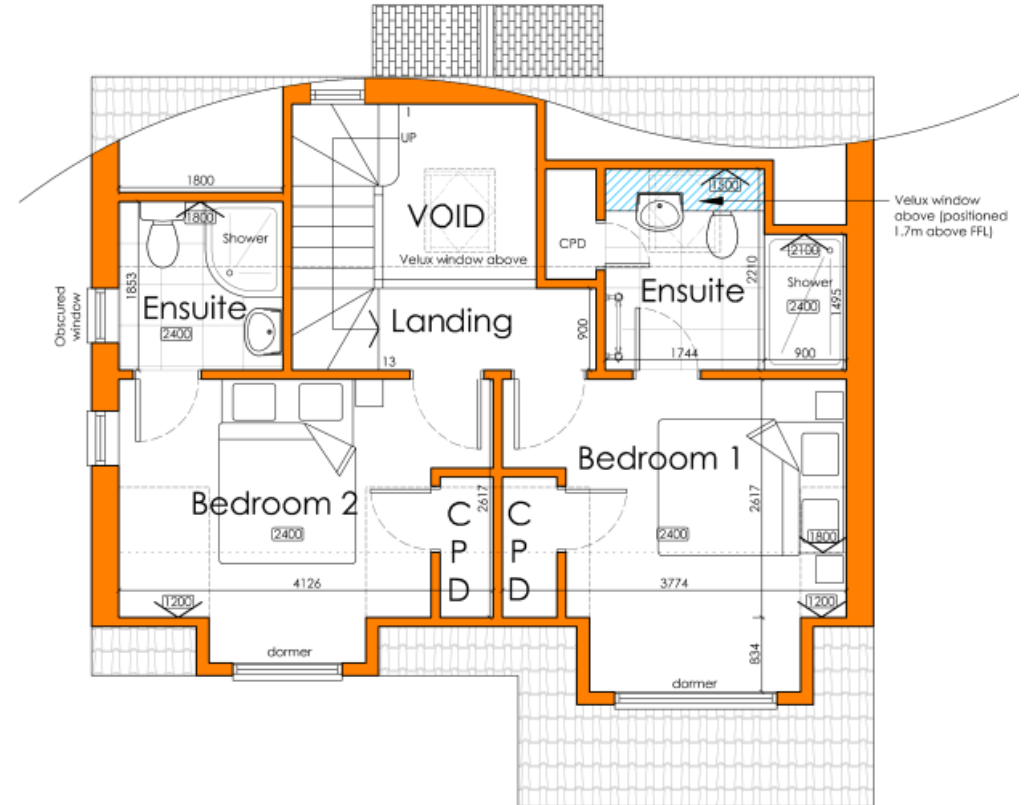


Viewings can be undertaken at a daylight hour having first notified and registered your interest with the selling agent. Showing the usual courtesies and precautions.





Ground Floor Plan 1:50



First Floor Plan 1:50

**COOPER  
AND  
TANNER**

## DEVELOPMENT DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / [development@cooperandtanner.co.uk](mailto:development@cooperandtanner.co.uk)

14 High Street, Midsomer Norton, BA3 2HP





# INFORMAL TENDER INFORMATION

## Building Plot, Oakhill

Prospective Purchasers wishing to submit a Tender for **Building Plot Oakhill** 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 3<sup>rd</sup> October 2025** with the envelope clearly marked in the top left hand corner **"Offer Building Plot Oakhill"**. If sent electronically the email subject heading clearly marked **"Offer Building Plot Oakhill"** to [development@cooperandtanner.co.uk](mailto:development@cooperandtanner.co.uk).

### IMPORTANT NOTICES/CONDITIONS

- The Property, as identified within the sales particulars, is offered either as a single lot 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 (Development Department)**

**Tel. 01761 411010**

**[development@cooperandtanner.co.uk](mailto:development@cooperandtanner.co.uk)**

# Offer Building Plot Sunnymead, Oakhill

**TENDER CLOSING DATE 12 NOON THURSDAY, 3<sup>rd</sup> OCTOBER 2025**

I/We hereby submit the following proposal for the property known as Building Plot, Oakhill as described in the particulars of sale and in accordance with the tender information.

<b>PROSPECTIVE PURCHASER</b>	
Purchaser /Company Name	
Registered Address Postcode	
Point of Contact	
POC Telephone Number	
POC Email Address	
<b>OFFER AMOUNT</b> (Being your best bid)	
Amount £	
In Words	
<b>CONDITIONS</b>	
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
<b>METHOD OF FINANCE</b>	
Detail how you intend to fund this acquisition (please provide proof of funding e.g. bank statement, mortgage in principle)	
<b>PURCHASERS SOLICITORS</b>	
Solicitors Name	
Company Name and Address	
Telephone	
Email	
<b>ANY OTHER SUPPORTING INFORMATION</b>	
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