



**17.63 ACRES FOR SALE BY INFORMAL TENDER  
GUIDE PRICE: OFFERED FOR SALE IN TWO LOTS**

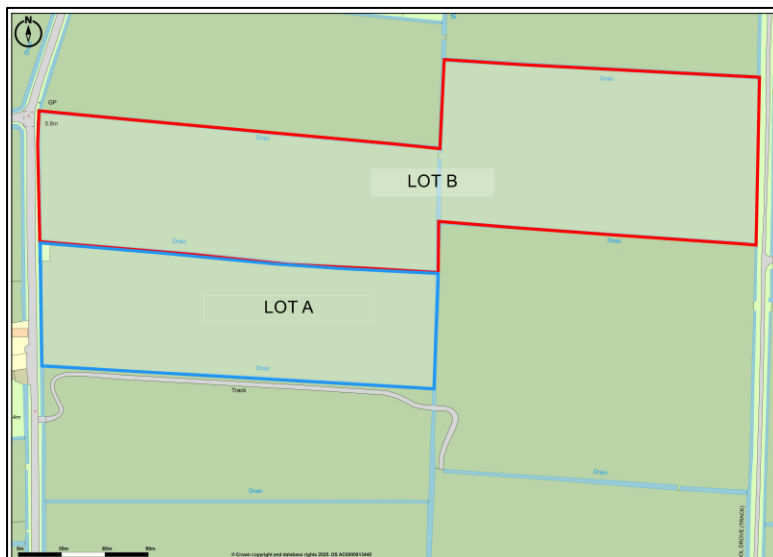
Freehold

Kenn Moor Road  
Kenn  
Clevedon

**COOPER  
AND  
TANNER**

# 17.63 acres of land at Kenn Moor Road Kenn Clevedon North Somerset

## OFFERED FOR SALE IN TWO LOTS



### Description

Extremely attractive parcels of pastureland extending to 17.63 acres (7.13 hectares), located within a secluded position and surrounded by idyllic countryside. Topography is level to each lot, with access taken directly from the Council maintained highway known as Kenn Moor Road. Ideally suited for anyone with agricultural, equestrian or amenity interest, subject to any necessary planning consents required. The soil comprises a loam and clayey type classified as Grade 3 on the DEFRA Land classification map.

Lot A – Guide: £70,000 to £90,000

Single enclosure of pastureland extending to approximately 5.47 acres (2.21 hectares).

Lot B – Guide: £120,000 to £150,000

Two closures of pastureland extending to approximately 12.16 acres (4.92 hectares).

### Stewardship Schemes

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

### Designations

The land is not situated within AONB, NVZ, parts of the land is within a SSSI area.

### Footpaths, Rights of Way, Wayleaves and Easements

We are unaware of any rights of way. The land is subject to a wayleave crossing the land. Full details of the above contained within the legal pack.

### Uplift Clause

None.

### Method of sale

The land is being offered for sale by informal tender. Tenders are to be submitted on the tender form attached and forwarded to the agents; Cooper and Tanner at 41 High Street, Glastonbury, BA6 9DS. Tenders are to arrive **NO LATER THAN 12 MIDDAY ON Thursday 1<sup>st</sup> MAY 2025**. Please mark your envelope “Land at Kenn Moor Road, Kenn, Clevedon” in the top left-hand corner.

**Local Council:** North Somerset Council.

Telephone: 01934 888888

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

**Tenure:** Freehold with vacant possession.

**VAT:** The purchase price is not subject to VAT.

**Viewing:** At any reasonable time on foot with a set of the sale details. Postcode for the nearest property is BS21 6TZ

What3words – [chucked.beanbag.balance](https://www.what3words.com/)

Ref: RAW/11107

### GLASTONBURY OFFICE

Telephone 01458 834288

41 High Street, Glastonbury, Somerset BA6 9DS

[glastonbury@cooperandtanner.co.uk](mailto:glastonbury@cooperandtanner.co.uk)

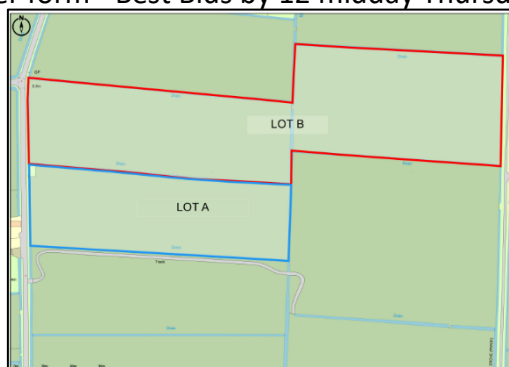
**COOPER  
AND  
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**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition 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 Kenn Moor Road, Kenn, Clevedon, North Somerset  
Informal Tender form - Best Bids by 12 midday Thursday 1<sup>st</sup> May 2025



### INFORMATION

Any prospective purchasers wishing to submit a tender for the property known as “land at Kenn Moor Road, Kenn, Clevedon, Somerset” are invited to complete the below Tender Form and submit to the Vendor’s agents Cooper and Tanner, 41 High Street, Glastonbury, Somerset BA6 9DS before midday on Thursday 1<sup>st</sup> May 2025.

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 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.

Ross Whitcombe MRICS FAAV- Tel: 01458 834288

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SUBJECT TO CONTRACT AND WITHOUT PREJUDICE  
Land at Kenn Moor Road, Kenn, Clevedon, North Somerset  
Tender Form- Best Bids by 12 midday Thursday 1<sup>st</sup> May 2025

I/We.....

Of [address].....

Telephone Number.....

Email.....

Lot A Offer Amount £.....in words.....

Lot B Offer Amount £.....in words .....

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

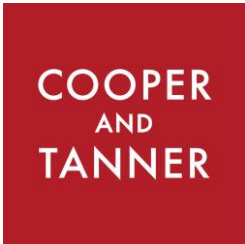
Any other relevant matters/conditions  
.....  
.....  
.....

Your solicitors' details .....

Signed.....

Dated.....

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41 High Street, Glastonbury, Somerset BA6 9DS  
[glastonbury@cooperandtanner.co.uk](mailto:glastonbury@cooperandtanner.co.uk)



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