



gth

LAND AT CAMERTON, SOMERSET

26.17 Acres of Land at Camerton Bath, Somerset BA2 0PY

Bristol 14.3 miles; Weston-Super-Mare 27.3 miles;

Arable/Pasture land and small area of woodland for sale as a whole. In total, extending to approximately 26.17 acres (10.59 ha).

For Sale by Informal Tender (unless previously sold). All Tenders must be submitted by 12 noon on Friday 8th May 2026

Guide Price: £250,000

SITUATION

Contained within a ring fenced boundary, the land comprises a block of part arable, grassland and part woodland providing excellent versatility. The land is located just outside the village of Camerton, near Bath which is approximately 6 miles away.

DESCRIPTION

An attractive parcel extending to approximately 26.17 acres (10.59 ha) of pasture, arable and part woodland located just outside the village of Camerton, Somerset.

The land provides both arable and grazing opportunities as well as



being suitable for a range of other purposes, subject to gaining the necessary consents. At present the arable ground is fallow.

The ground is part level with the majority being undulating with a section of steeper ground and is bounded with mature hedgerows.

On the Provisional Agricultural Land Classification the land is recorded as Grade 3 with a mixture of soils, some shallow lime-rich soils over chalk or limestone and the majority being lime-rich loamy and clayey soils; both of which have good levels of natural fertility.

ACCESS

The field benefits from direct road access from Paulton Lane, from there, you can access the rest of the land through internal gates allowing access from one field to the next. There appears to be an additional access further along Paulton Lane by the pedestrian stile, which has been allowed to close up but could potentially be

reopened subject to gaining the necessary consents.

SERVICES & OUTGOINGS

We understand the land does not benefit from any services.

RIGHTS OF WAY, EASEMENTS, ETC.

There are two footpaths that cross the land, traversing from east to west and north to south.

TENURE AND POSSESSION

The property is of freehold tenure and is being sold with vacant possession available on completion of sale. There is an existing tenancy agreement which is due to conclude on the 24th March 2026.

BASIC PAYMENT SCHEME & ENVIRONMENTAL MANAGEMENT SCHEMES

No Basic Payment Scheme entitlements are included in the sale. The land is not subject to any existing land management based schemes, including any Sustainable Farming Incentive (SFI) or Countryside Stewardship agreements.

DESIGNATIONS

We are not aware that the land is subject to any existing designations or land management based schemes, other than being positioned within a SSSI Impact Risk Zone.

TOWN AND COUNTRY PLANNING

We are not aware of any planning applications or other restrictions in relation to the land. The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution Notice, which may be or may come to be in force and also subject to any statutory provision or Bye-laws without any obligation on the part of the vendor to specify them.

LOCAL AUTHORITY

Bath & North East Somerset Council.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights across the land, in so far as they are owned, will be included in the freehold sale.

METHOD OF SALE

The land will be offered for sale by Informal Tender (unless previously sold), as detailed within these sales particulars. All tenders should be submitted to the Agents FAO Abbie Lewis, Greenslade Taylor Hunt, Sedgemoor Auction Centre, North Petherton, Bridgwater, Somerset, TA6 6DF by 12 noon on Friday 8th May 2026 and labelled as 'Land at Camerton, Somerset'. Alternatively this can be emailed to Abbie Lewis.

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

SALES PRIOR

It is possible that the property may be withdrawn or sold prior to the tender deadline. Interest parties are advised to register their interest with the Agents and it is their responsibility to check with the selling Agents whether a particular lot will be offered or if it has been withdrawn.

FARM PROPERTIES HEALTH & SAFETY NOTICE

All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. Farm land is potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing the land especially if stock or machinery are present. All potential purchasers are asked to observe the country code.

CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

DEVELOPMENT CLAWBACK

The land will be sold subject to our client’s standard overage provision, which will apply in the event that planning permission is granted (or general permitted development rights are exercised) at any point into perpetuity for anything other than agricultural, horticultural or equestrian purposes.

This will be payable at 25% of the increase to market value and must be paid on the date of disposal, following the grant of planning permission or the date two years following the date of a planning permission or general permitted development rights (whichever shall be the earlier).

DIRECTIONS

From Bath head south out of the city towards Peasedown St John, when at Peasedown St John take the first exit onto A367 and proceed for just under 2 miles until you turn right towards Camerton. Take the next right and then first left onto Paulton Lane and progress until you see the property on the right hand side identified by a For Sale Board.

If travelling from Camerton progress out of the village up the hill, take the right onto Paulton Lane and progress until you see the property on the right hand side identified by a For Sale Board.

PHOTOGRAPHS - taken January 2026.

WHAT.3.WORDS

For the exact location download the app and enter;

Joins. Monkey. Improvise

VIEWING

Viewing can be undertaken at any time, during daylight hours and whilst in possession of a sale of sales particulars.



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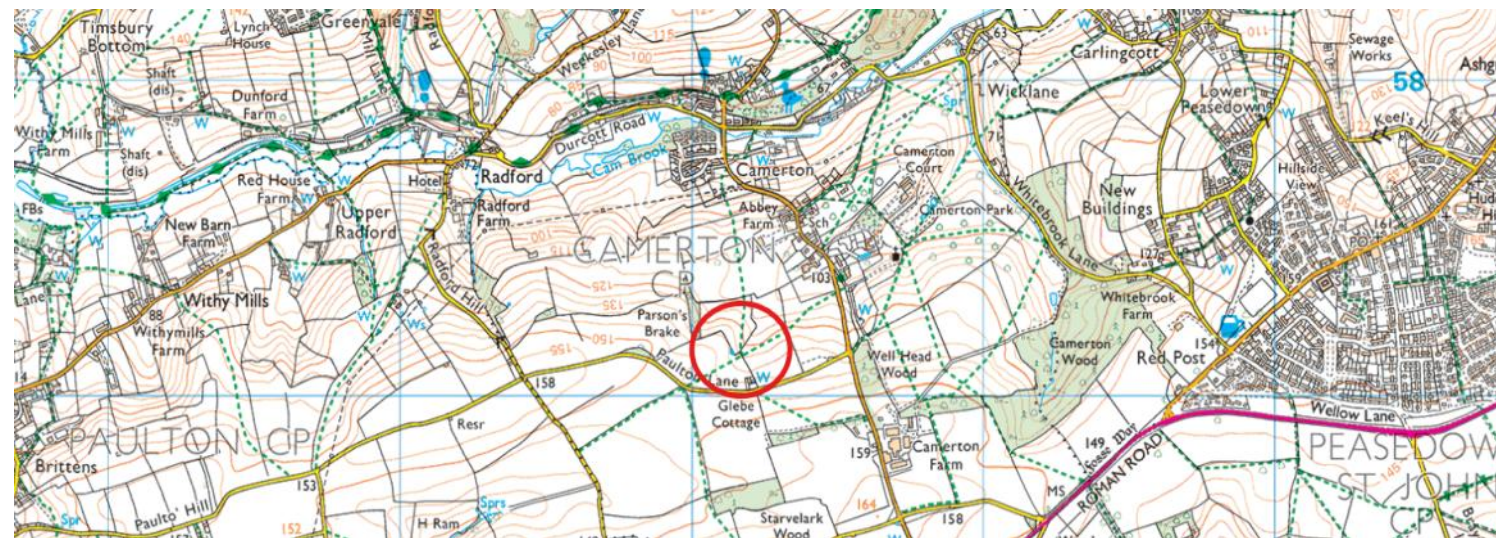


Greenslade Taylor Hunt
Sedgemoor Auction Centre, North Petherton,
Somerset, TA6 6DF

Email: abbie.lewis@gth.net

Tel: 01278 410250 | Ref: DOA260002

Viewing can be undertaken at any time, during day-light hours and whilst in possession of a sale of sales particulars.



TENDER FORM

1. Any person desiring to purchase the land described in the attached particulars shall complete and sign this Form of Tender and submit it to **Greenslade Taylor Hunt, Sedgemoor Auction Centre, North Petherton, Bridgwater, Somerset, TA6 6DF by 12.00 noon on Friday 8th May 2026. Envelopes must be sealed and marked 'Land at Camerton, Somerset.'**
2. Offers received after the deadline will be recorded and reported to the Vendor but may be excluded from the bid process, subject to the Vendors' instructions.
3. The Vendor does not undertake to accept the highest or any offer.
4. A tender once given shall not be withdrawn and all offers will be treated in the strictest of confidence.
5. Any offer shall be a definite fixed sum. It may not be dependent or referable to any other offer.
6. All offers and any agreed sale are subject to contract.
7. It is possible the property may be sold prior to the tender deadline therefore it is advisable for interested parties to register their interest with the Agents and it is their responsibility to check with the Agents whether the property will still be offered on the tender date.
8. All those interested are invited to submit their best offers for the lot, or lots, they are interested in. It is in the best interests of any interested party to make all possible information available to assist the Vendor's in making their decision. A decision will be based on all the circumstances.
9. Offers must clearly state:
 - 9.1 The lot, or lots, to which the offer relates.
 - 9.2 The name(s) and address(es) of the party(ies) making the offer.
 - 9.3 A copy of photographic ID (passport or driving licence) plus a separate proof of address document (utility bill/bank statement) no older than 3 months for all intending purchasers, in order to comply with the Anti-Money Laundering Regulations.
 - 9.4 The name and address of his/her solicitor.
 - 9.5 Any conditions applying; if an offer is made subject to conditions other than contract, those conditions must be clearly stated e.g. subject to survey or planning.
 - 9.6 What investigations you have already carried out.
 - 9.7 Details of funding arrangements. If an offer is subject to the sale of another property, please clarify the current status of the sale, along with the contact details of your agent. All supporting documentation you can provide (proof of available finance, latest status from your current agent etc) will give the vendor a clearer idea of the strength of your offer.
10. All those who have submitted offers will be notified of the outcome as soon as possible, once we have instructions.
11. Once a sale has been agreed the Vendor's agent will issue a memorandum of sale to the parties and their solicitors. Unless agreed otherwise, we expect the chosen purchaser to be able to proceed to an exchange of contracts within four weeks of receipt of sale documents from the Vendor's solicitors. A deposit will be payable on exchange of contracts, with the full balance on completion or sooner by agreement between the parties.



'LAND AT CAMERTON, SOMERSET'
(26.17 acres / 10.59 hectares of pasture/arable land)

I/We the undersigned hereby offer to purchase the land described in the attached particulars for the sum of

Price: £.....

In words.....pounds.

Terms & Conditions:

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Please provide proposed plans for the land:

This image shows a full page of white paper with horizontal dashed lines, typical of primary school writing paper. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Please provide your contact information below:

Name	
Address	
Postcode	
Daytime ☎	
Email	

Name	
Address	
Postcode	
Daytime ☎	
Email	

Signed.....

Name (BLOCK CAPITALS)

Offers for this property are to be submitted for the attention of – Abbie Lewis, Greenslade Taylor Hunt, Sedgemoor Auction Centre, North Petherton, Bridgwater, Somerset, TA6 6DF by post or email to abbie.lewis@gth.net no later than 8th May 2026 at 12 noon.

Please note that for this offer to be considered this form must be completed in full