



FOR SALE

- 1.01 acres pastureland
- Edge of Hutton Village
- Close to Weston-super-Mare

1.01 acres land at Canada Coombe

Hutton, Weston-super-Mare, Somerset, BS24 9TU

Guide Price £30,000

A rectangular parcel of land close to Hutton village,
near Weston-super-Mare.

DESCRIPTION

An opportunity to purchase a rectangular parcel of pastureland at the northern (upper) end of Canada Combe near Weston-super-Mare. The land is on the corner of Canada Combe where it meets Hutton Hill and totals 1.01 acres (0.41 ha). The land has a gently sloping topography and is bounded by mature hedgerows on two sides, with wooden stock fencing on the other two boundaries.



Access is from a timber field gate from Canada Combe.

LOCATION

The land is on the east side of Hutton village which has local amenities including a pub and leisure facilities. It is about 5 miles from the centre of Weston-super-Mare with multiple shopping areas and leisure amenities. Junction 21 of the M5 motorway is around 7 miles away, and the rail network can be accessed at Worle Station (approximately 6 miles).

What three words: [///slant.glosses.shirts](#)

SERVICES

No mains services connected.

DESIGNATIONS

Under the North Somerset Local Plan the land is subject to the following designations:

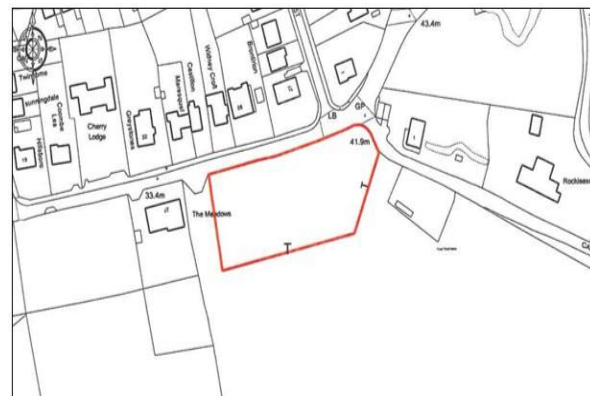
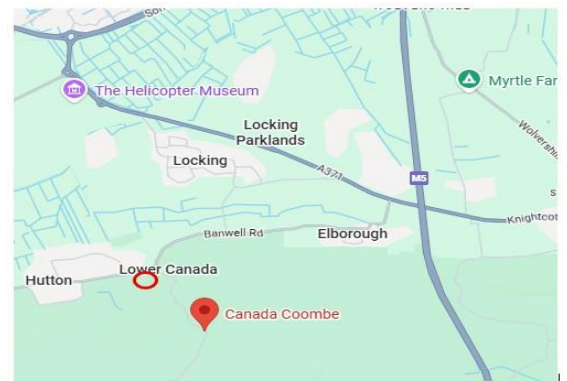
- Mendip Hills National Landscape

VIEWINGS

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier.

SPECIAL CONDITIONS

1. There is an existing development clause for the benefit of the previous vendor as follows "the Vendor and their successors in Title will be entitled to 25% of any increase in the market value attributable to the grant of planning permission for any change of use for 20 years from the completion date of that sale in 2010. Therefore the clause will end in 2030.
2. The current Vendor will be selling the land subject to the following :-
"The current Vendor and their successors in Title will be entitled to 25% of any increase in the market value attributable to the grant of planning permission for any changes of use for 25 years from the completion date of this sale."



Ref: WRU250030

Date: 14th November 2025

PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.