



Auction Guide Price: £8,000 to £12,000*

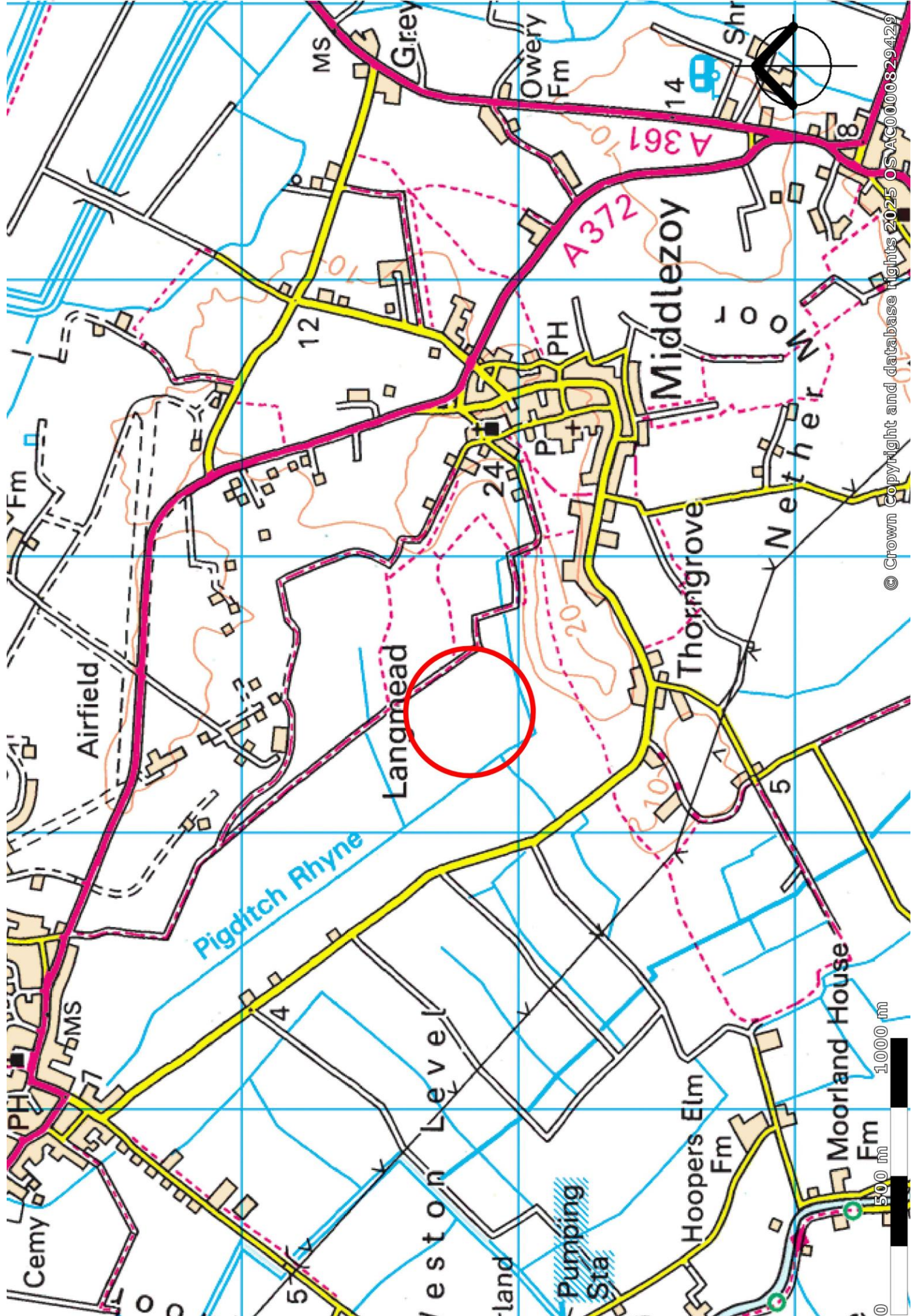
Thursday 25th September 2025, 12 midday
The Theatre, The Royal Bath and West Showground,
Shepton Mallet, BA4 6QN
Bid remotely via Livestream, in person or by proxy.

Langmead Drove
Middlezoy
Bridgwater

**COOPER
AND
TANNER**







Langmead Drove Middlezoy Bridgwater Somerset

 **2.2 acres**

There are three ways of bidding at the auction, these are:

1. Remotely via Livestream
2. In person on the day
3. By Proxy

Please use the link www.cooperandtanner.co.uk/land-and-property to register to bid in any of the above ways for this lot.

Please note that all registrations must be completed at least 48 hours prior to the auction date. We will be unable to approve online registrations on the day of the auction.

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Description

An extremely attractive parcel of land extending to 2.2 acres, being nestled away within a secluded and peaceful location. Access is taken via a right of way known as Langmead Drove (track). The plot is level in topography and benefits from species rich grassland, bound natural hedgerows and ditches and benefits from natural water supply. The land offers various opportunities including agriculture environmental and amenity use (subject to necessary planning consents).

Environmental Stewardship Schemes

The land is entered into an Environmental Stewardship agreement producing an income of £264.60. The Environmental Stewardship expires on the 30th April 2028. The vendors have made a claim for 2025 and expect the purchaser to adhere to scheme rules until 31st December 2025 at which time the scheme will be available for transfer.

Uplift Clause

None.

Footpaths and Rights of Way

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

Designations

The land is situated within a Langmead and Weston SSSI. The land is not situated within an AONB or Nitrate Vulnerable Zone (NVZ).

Solicitors

Every's Solicitors
Janet Keirle acting
Telephone: 01823 337 636

Completion

Completion has been set for 23rd October 2025 or earlier by arrangement.

Registering to bid and Administration fee

Cooper and Tanner requires 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 £1,395 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 on 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.

Deposit

The Buyer will procure that the Buyer's Conveyancer sends the 10% Deposit by Electronic Payment to the Seller's Conveyancer within 2 Business Days of the date of the Auction. If the Seller does not receive the 10% Deposit from the Buyer's Conveyancer within 2 Business Days from the date of the Auction the Seller may treat the Contract as at an end and bring a claim against the Buyer for breach of Contract.

For the purpose of this condition "Buyer's Conveyancer" means a solicitor regulated by the Solicitors Regulation Authority, a Licensed Conveyancer regulated by The Council for Licensed Conveyancers, CILEX Practitioner or FCILEX regulated by the Chartered Institute of Legal Executives.

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 enquiries.

Local Council: Somerset Council.
Telephone: 0300 123 2224

Drainage Rates: £9.30

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

Tenure: Freehold subject to grazing licence expiring 30th November 2025, however vacant possession can be sought upon serving the existing licensee one months' notice.

VAT: The purchase price is not subject to VAT

Viewing: At any reasonable time on foot with a set of the sale details.
What3words – mistaken.treatable.photo

Ref: RAW/JMM/11164



Auction Finance

When buying a property at auction, it is important to ensure your finances are lined up in advance. If you are using a bridging loan to purchase the property, it is key to use an experienced mortgage brokerage such as SPF who understands the market and the process involved with buying at auction.

We are experts in auction finance having helped clients complete on hundreds of auction purchases across all types of properties. We work with both bridging and mortgage lenders to deliver the most competitive and suitable finance for you.

Before bidding on a property, it is advisable to undertake full research beforehand and speak to an experienced broker. We are happy to provide advice and an 'agreement in principle' for bridging finance, free of charge, prior to the auction.

Please contact us on **0333 414 1490** or at **spf.co.uk/lp-cooper-and-tanner** to find out more about how we can help you with your auction purchase.

SPF Auctions Team

Think carefully before securing other debts against your home. Your home or property may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.

We may charge a fee for the advice we provide; this fee will be dependent upon your personal circumstances and will be agreed with you after we have fully understood your requirements. Any fee is payable upon successful completion of your mortgage, unless agreed otherwise. SPF Private Clients is authorised and regulated by the Financial Conduct Authority (FCA). The FCA does not regulate some forms of buy-to-let and commercial mortgages.

RURAL SALES AND SERVICES



Nick Oliver



Tim Hector



Martin Hemmett



Hannah Pole



George Trippick



Trevor Rowland



Ross Whitcombe



Tori Osbourne



Rob Jones



Claire Pollett



Amy Maidstone



Josephine Mitchell



CONTACT US WITH YOUR ENQUIRIES

Frome 01373 455060

Glastonbury 01458 831077

Standerwick 01373 831010

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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.

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.

Important Notice

These particulars are set out as a general outline only for the guidance of potential purchasers and do not constitute an offer or contract or part of the same. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any potential 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. Any photographs and plans are contained within the catalogue to identify the property to potential purchasers. They do not show the extent of the property and must not be relied upon to be to scale. It should not be assumed that each lot has the necessary planning consents, building regulations or other consents. The vendors reserve the right to sell their property prior to auction. Please contact Cooper and Tanner prior to the auction to check the availability of each lot

GLASTONBURY OFFICE

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