



Auction Guide Price £275,000 to £325,000*

Thursday 19th March 2026, 12pm

**The Theatre, The Royal Bath and West Showground,
Shepton Mallet, BA4 6QN**

Bid remotely via Livestream, in person or by proxy.

**Sunflower Cottage
Shapwick
TA7 9NR**

**COOPER
AND
TANNER**





Northbrook Road, Shapwick, TA7

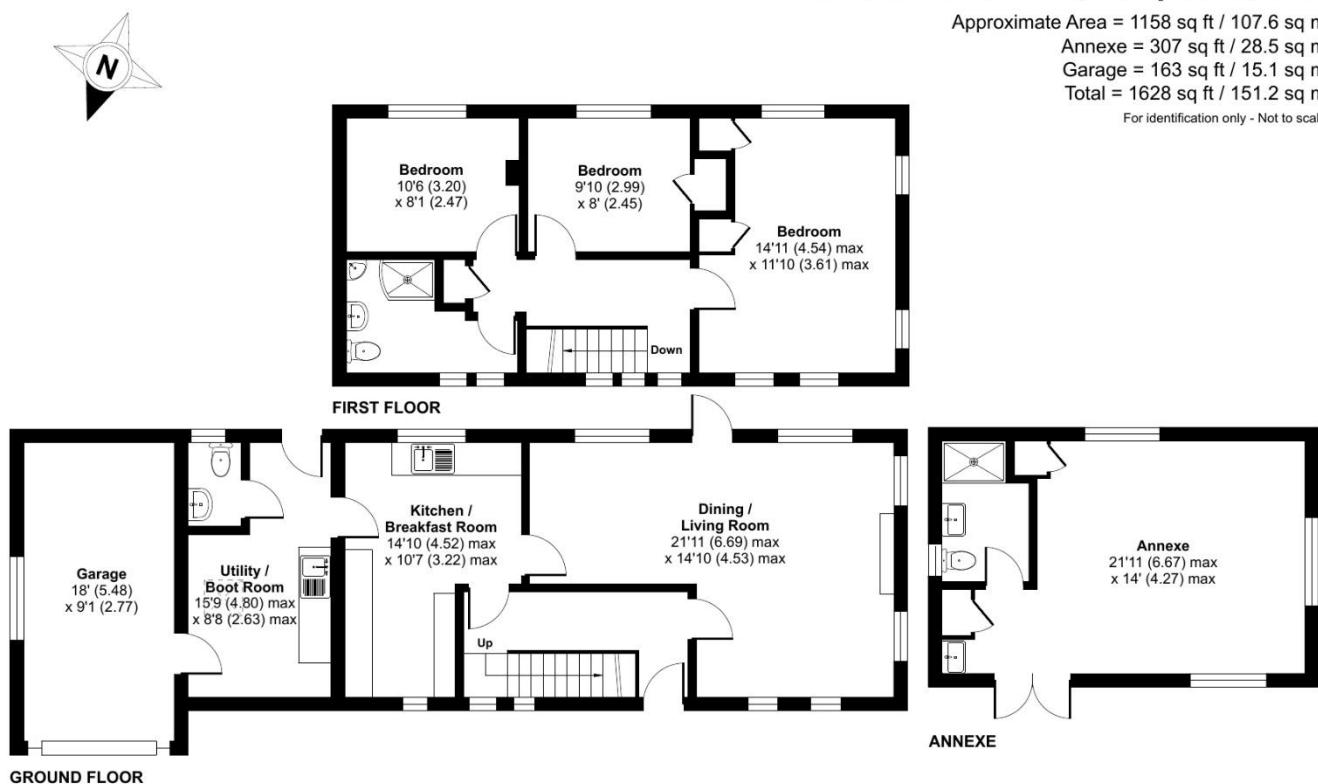
Approximate Area = 1158 sq ft / 107.6 sq m

Annexe = 307 sq ft / 28.5 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1628 sq ft / 151.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcacom 2025.
Produced for Cooper and Tanner. REF: 1303679

Sunflower Cottage

Shapwick

Somerset

TA7 9NR

 3  2  1 EPC F

Auction Guide Price £275,000 to £325,000*

Description

Set on a generous plot, the main residence boasts a bright and spacious layout over two floors. Upstairs, you'll find three well-proportioned bedrooms, including a triple-aspect master bedroom that captures natural light throughout the day and offers spectacular views in all directions. The remaining two bedrooms are adequately sized to house single beds with free standing furniture. The family bathroom is also located on this floor and features a traditional suite including a shower, basin, and toilet.

On the ground floor, the home offers an L-shaped kitchen, a comfortable living room, and a practical utility room with high ceilings and ample space for white goods. To the side of the property is an integral garage with its own electric supply, providing secure storage or potential for further conversion (STPP).

Outside

One of the standout features of this home is the self-contained studio outbuilding in the rear garden. Perfect as a guest suite or home office. The outbuilding includes a living area with its own private bathroom. The garden itself is peaceful and enhanced by a beautifully hand-crafted pond water feature, ideal for relaxing and soaking in the setting. To the front there is a driveway with plentiful parking for multiple vehicles alongside the current LPG tank to provide gas supply to the property. There is also an additional front lawn for additional gardening options.

Registering to bid and Administration fee

Cooper and Tanner require 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 £1395 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 to 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

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

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.

Completion

Completion has been set for 16th April 2026 or earlier by mutual consent.

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.

Viewing

To book on to one of the scheduled viewing dates, please contact Cooper and Tanner, Street – 01458 840 416 (Option 1)

Footpaths and rights of way

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

Designations and Covenants

The property is not listed, nor within any conservation areas or AONB. Further details of which will be provided within the legal pack.

Fixtures and Fittings

Fixtures and fittings currently in situ may not be included within the sale and could be removed prior to completion. A fixtures and fittings schedule will be included within the auction legal pack.

Local Council: Somerset Council

Telephone: 0300 303 8588

Council Tax Band: E

Services: We understand mains water and electricity are connected and private drainage is in place via septic tank. The property has central heating via LPG gas. Purchasers must rely on their own enquiries regarding compliance, location of services and connections into them. As per Ofcom's online service checker, Superfast broadband is available in the area and good outdoor mobile coverage is likely with at least two major providers.

Tenure: Freehold with vacant possession.

VAT: The purchase price is not subject to VAT

Solicitors: STAR LEGAL LIMITED - Kayleigh Boyce Acting
Office Tel: 01275 877 277

The Reading House, 11 Alexandra Road, Clevedon, North
Somerset, BS21 7QH

Ref: GPT/11306



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.

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

Telephone 01458 831077

41 High Street, Glastonbury, Somerset BA6 9DS

glastonbury@cooperandtanner.co.uk

COOPER
AND
TANNER

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

