



**Auction Guide Price £450,000 to £500,000\***

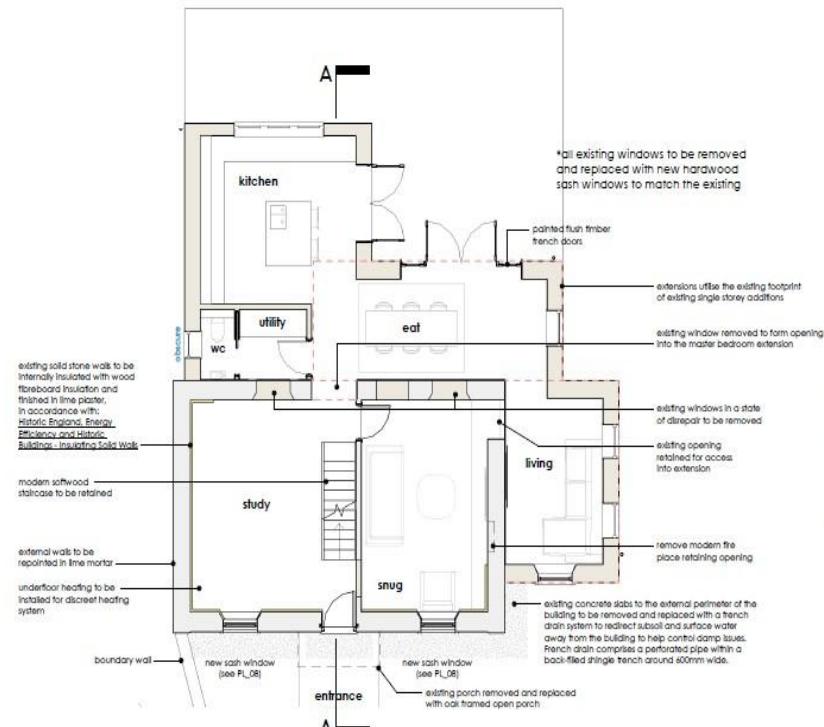
Thursday 19<sup>th</sup> March 2026 12pm

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

Bid remotely via Livestream, in person or by proxy.

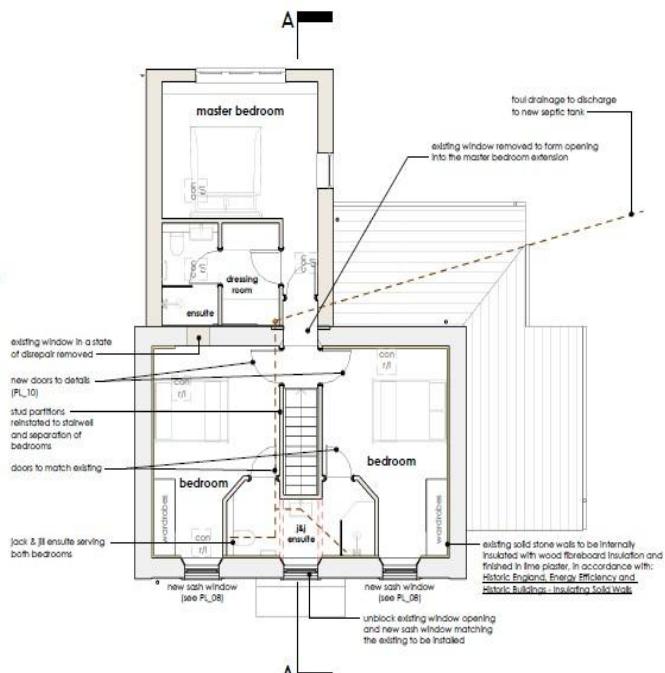
8 Frome Road, Rode, BA11 6QG

**COOPER  
AND  
TANNER**



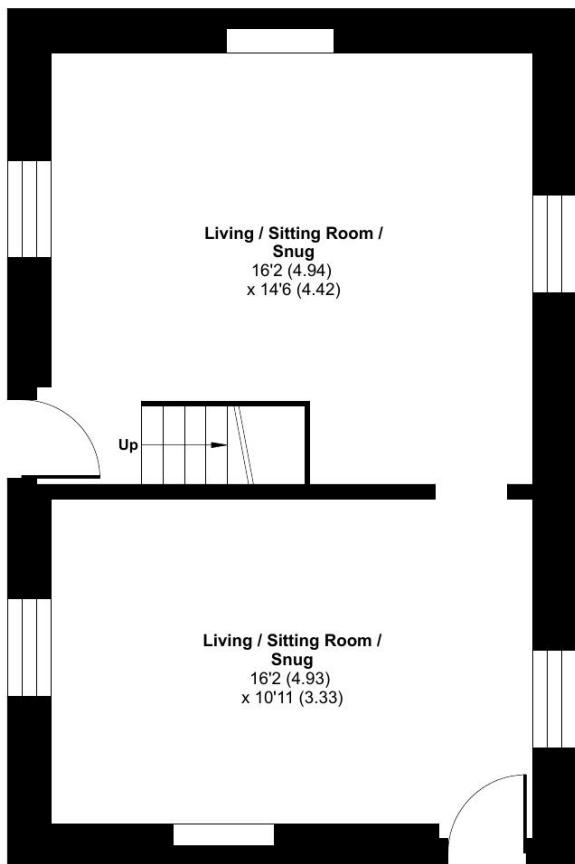
## Proposed Ground Floor Plan

1:100

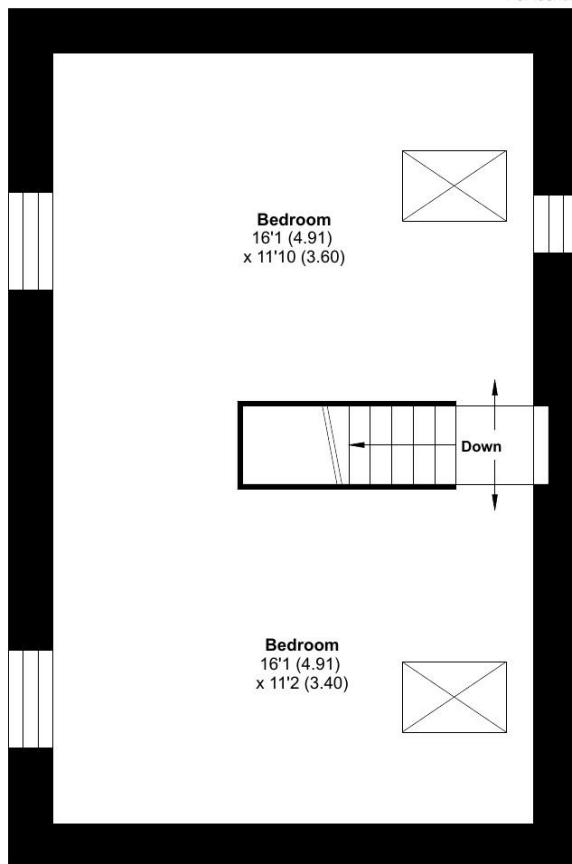


## Proposed First Floor Plan

1:100



## GROUND FLOOR



## FIRST FLOOR

# 8 Frome Road, Rode BA11 6QG

**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 <https://www.cooperandtanner.co.uk/land-and-property-auctions#/> 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.**

## Description

8 Frome Road is an exciting opportunity to purchase a charming Grade II listed house set in over half an acre of grounds on the edge of Rode.

Requiring full renovation, our vendors have successfully gained full planning permission for the erection of a porch, replacing all existing windows with hardwood sash windows, the erection of a single storey side and rear extension and two-storey rear extension.

Planning is also approved for the demolition of all outbuildings in rear garden and the erection of an annex.

Planning reference: 2024/1979/HSE

Currently a shell, our vendor has carried out extensive works over the last two years to include a new slate roof, new chimneys and new floors.

The proposed accommodation on the ground floor includes a large study, a snug, an impressive open planned kitchen/dining/living space with two sets of doors spilling onto the gardens and a utility with w.c.

The proposed accommodation for the first floor includes three bedrooms. The master is a well proportioned and double aspect room with an en-suite, a dressing room and fabulous views over the gardens and the open fields beyond. The two further bedrooms are a good size and share a 'Jack & Jill' style en suite.

The majority of the garden sits to the side, front and rear of the house and is enclosed by mature hedges and currently laid mainly to lawn with some mature trees. It provides a wonderful back drop to the house and even if the footprint was extended there is still ample space to enjoy.

## 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. 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

Successful bidders will be required to pay to the Cooper and Tanner Client Account the deposit of 10% of the purchase price within 24 hours of the auction. The account details will be provided to the successful bidder on conclusion of the auction. Once funds are cleared, they will be transferred on to the account of the solicitor acting for the seller. Please ensure that funds are in an account suitable to be able to make an Electronic Transfer from.

## 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 Tax Band:** D

**Services:** We are informed by our vendor that mains water and private drainage are connected, our vendor has indicated that the drainage may need to be replaced. The heating system used to run off oil. Potential purchasers must rely on their own enquiries with regards to the location of any services and making any connection into them.

**Tenure:** Freehold and vacant possession.

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

**Viewing:** Through Cooper and Tanner, Frome  
Tel: 01374 455060

**Completion:** Completion has been set for the 16<sup>th</sup> April 2026

## Solicitor

Towler Brown, Frome – 01373 452955

## Auction Notes

### Conditions of Sale

Unless otherwise stated, each Lot is sold subject to the Common Auction Conditions (4<sup>th</sup> 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](http://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

### FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, BA11 1AR

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

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