



COOPER AND TANNER

Land and Property Auction

Residential and Agricultural Properties
by Kind Instructions Received From
The Trustees for The RM Mostyn Owen Will Trust

5th May 2026, 12 midday

The Theatre, The Royal Bath and West Showground, Shepton Mallet, BA4 6QN.
Bid remotely via livestream, in person or by proxy.

Welcome

This catalogue will contain brief details of all the lots that we are offering for sale. Further details of each lot, which will include floor plans, site plans and additional photographs are available on request from the relevant auction office or to download from our website www.cooperandtanner.co.uk.

These details are subject to change up to and including the day of the auction. Please check our website regularly and look out for any additional materials available, in order to stay fully informed with the up-to-date information. Alternatively, please register your interest with the relevant auction office and they will then keep you fully informed.

There are three methods of bidding at auction, these are, remotely via livestream, in person on the day and by proxy. Please use the link www.cooperandtanner.co.uk/land-and-property-auctions to register to bid in any of the above ways. Please note, 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.

Glastonbury Office: 01458 834 288
Standerwick Office: 01373 831 010

auctions@cooperandtanner.co.uk



George Trippick
Director & Auctioneer



Hannah Pole
Director & Auction Manager



Amy Maidstone
Auction Assistant



Paige Hibbert-Payne
Auction Coordinator



Nick Oliver
Head of Auctions

Important Information – Please Read

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 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 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.

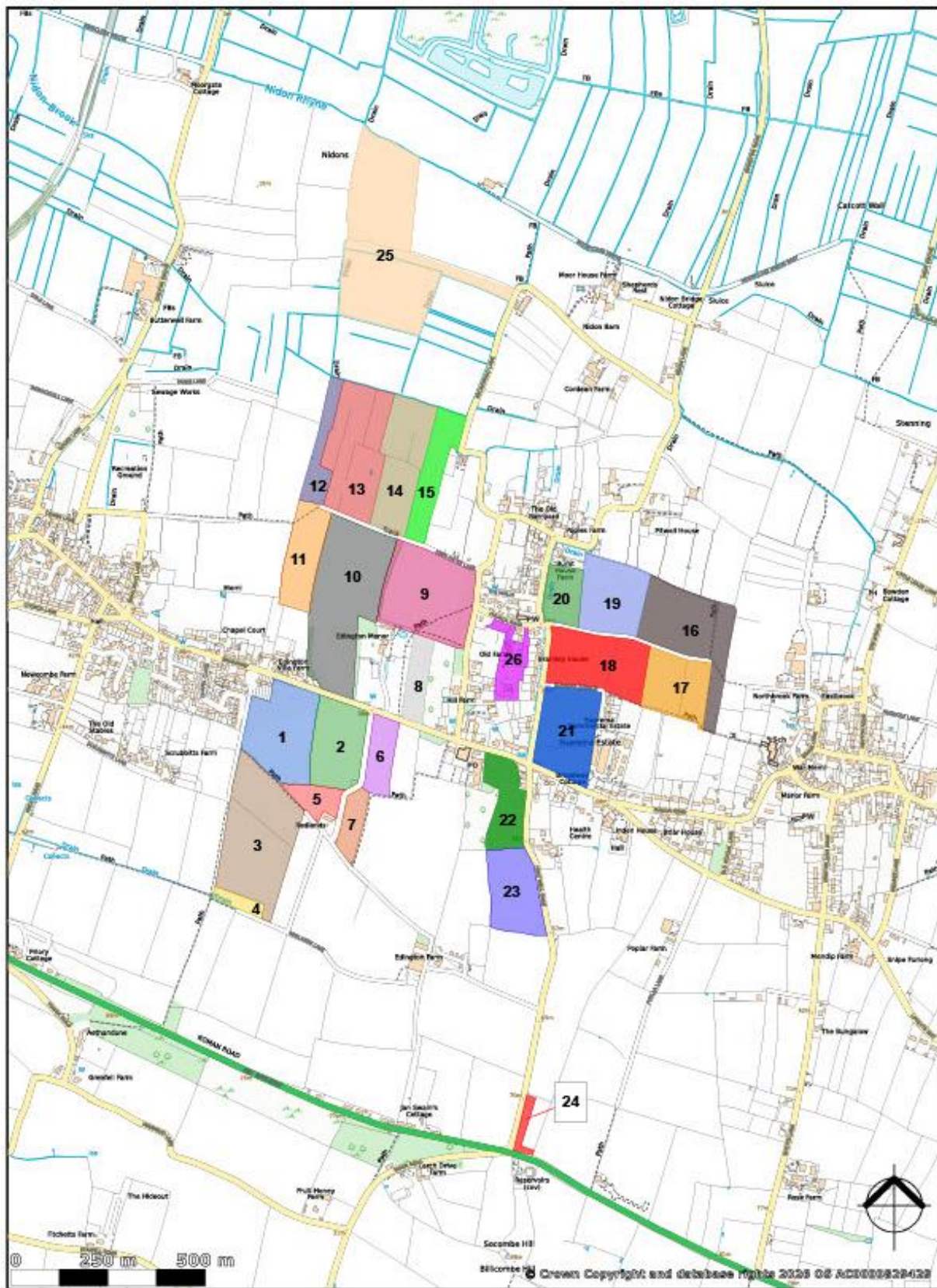
Fees

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.

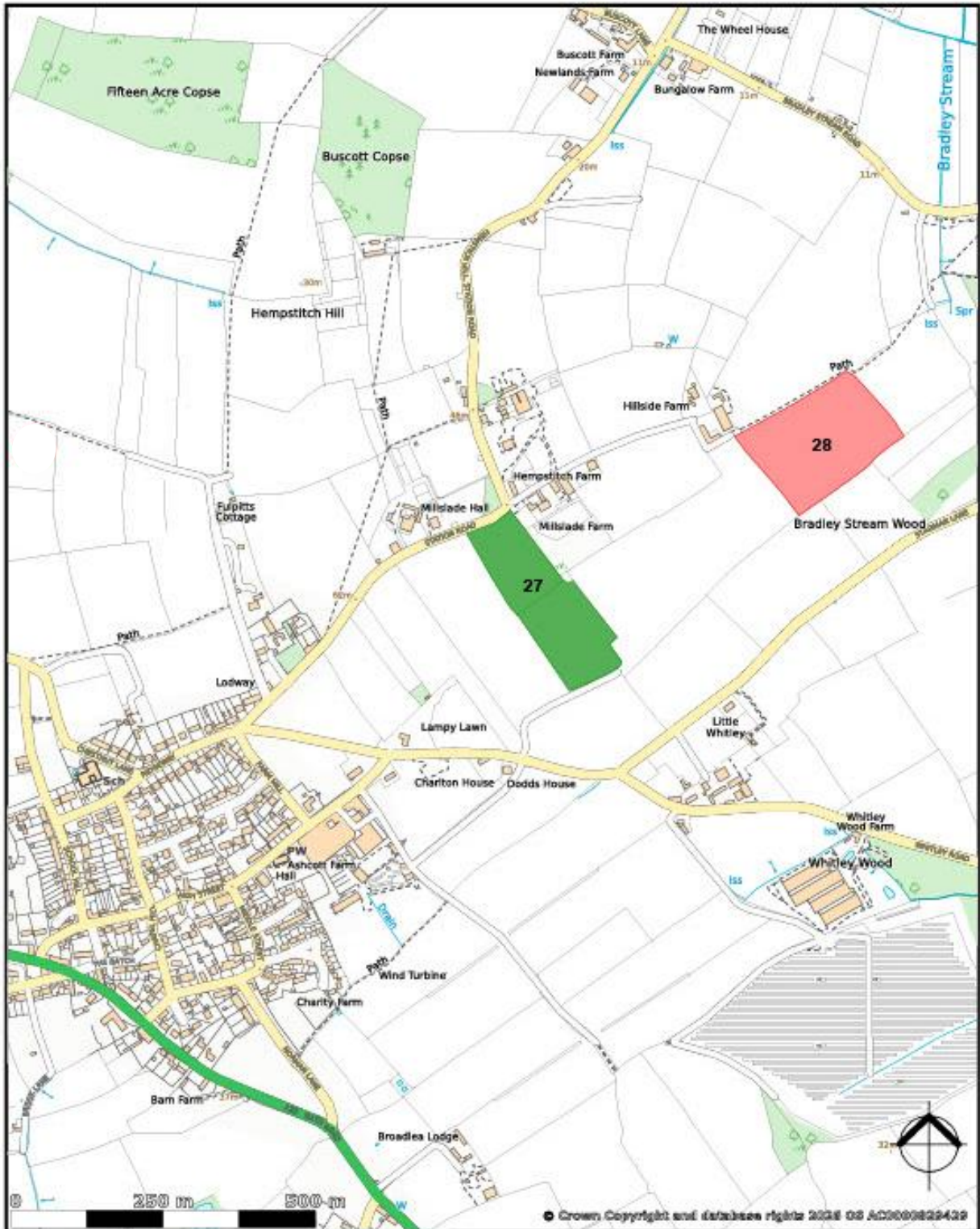
Deposit

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.

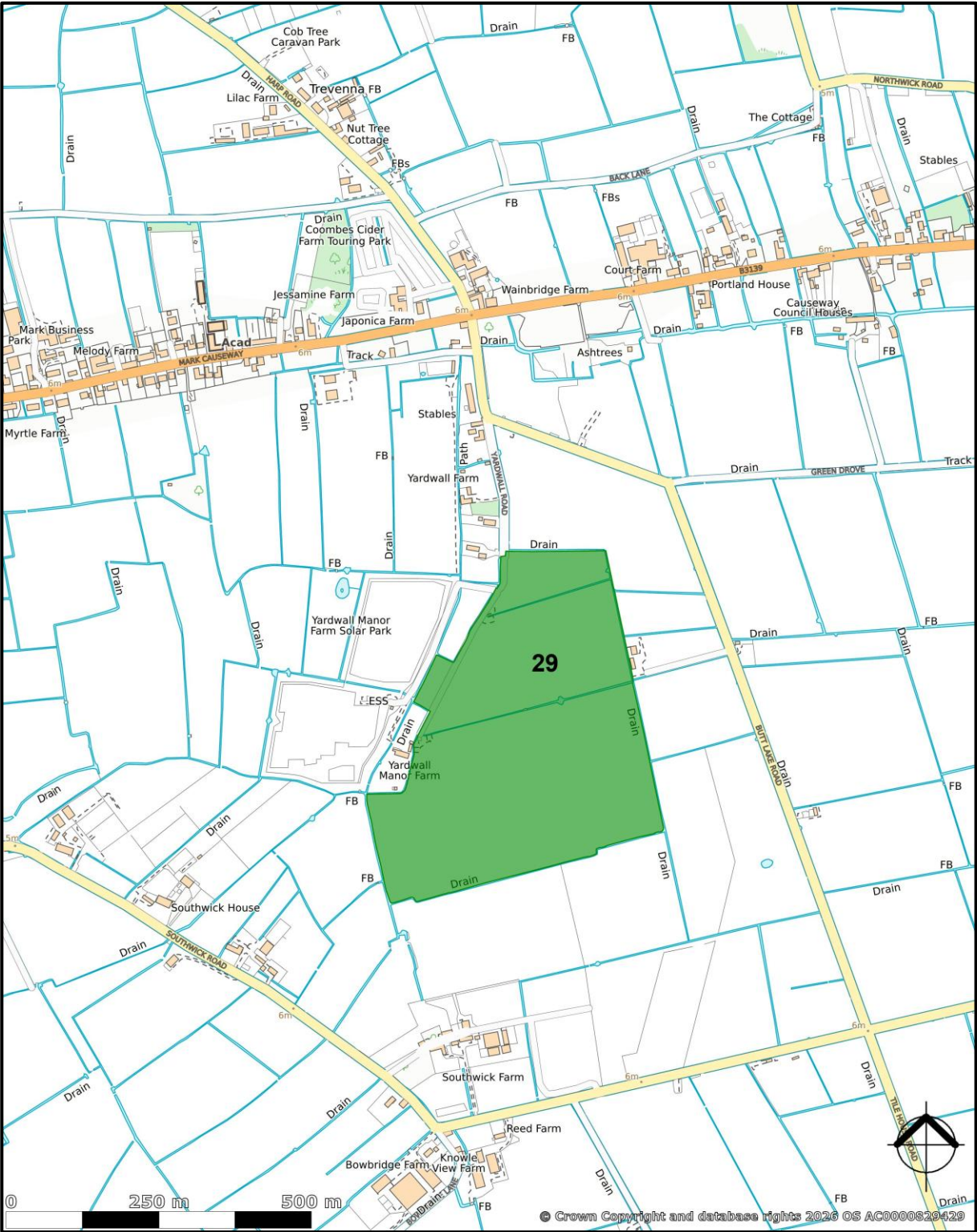
Lotting Plan - Edington



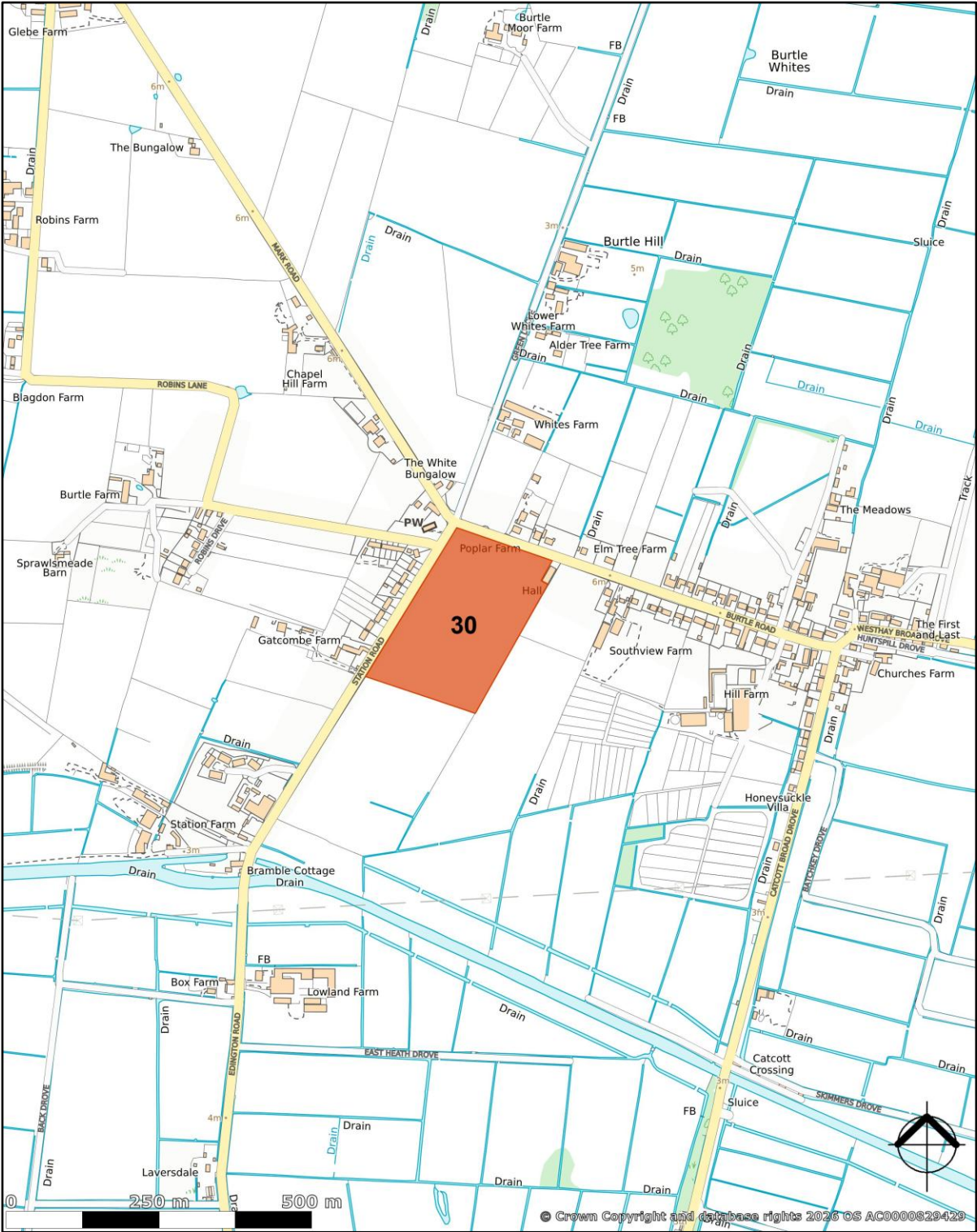
Lotting Plan - Ashcott



Lotting Plan – Mark



Lotting Plan – Burtle



Lotting Schedule

Lot No	Description	Acres	Hectares	Guide Price (£)
1	Arable stubble	9.65	3.91	100,000-140,000
2	Arable stubble	7.27	2.94	75,000-90,000
3	Arable stubble	14.31	5.79	85,000-115,000
4	Pasture	1.18	0.48	8,000-12,000
5	Pasture	2.30	0.93	35,000-45,000
6	Pasture	3.50	1.42	35,000-40,000
7	Pasture	2.42	0.98	25,000-30,000
8	Pasture	2.94	1.19	40,000-60,000
9	Pasture	12.40	5.02	120,000-140,000
10	Pasture	16.40	6.64	160,000-180,000
11	Pasture	5.74	2.32	45,000-55,000
12	Pasture	3.21	1.30	25,000-30,000
13	Pasture	11.36	4.60	70,000-90,000
14	Pasture	9.02	3.65	55,000-70,000
15	Pasture	5.27	2.13	40,000-50,000
16	Pasture	10.64	4.31	80,000-100,000
17	Pasture	6.50	2.63	55,000-65,000
18	Pasture	9.09	3.68	90,000-100,000
19	Pasture	7.46	3.02	60,000-75,000
20	Orchard and Pasture	3.51	1.42	50,000-60,000
21	Pasture	8.57	3.47	100,000-130,000
22	Pasture	5.09	2.06	60,000-80,000
23	Pasture	6.81	2.76	60,000-80,000
24	Pasture	0.89	0.36	15,000-20,000
25	Pasture	23.97	9.70	140,000-170,000
26	1 & 2 Old Farm Cottages	3.01	1.22	Postponed until June 11 th Auction
27	Pasture	7.60	3.08	60,000-75,000
28	Pasture	8.30	3.36	50,000-65,000
29	Pasture	44.36	17.95	300,000-400,000
30	Pasture	12.56	5.08	90,000-100,000



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.

Lot 1 – 9.65 Acres of Land at Broadway, Edington

Guide Price: £100,000 to £140,000



Description

A single enclosure of land extending to approximately 9.65 acres (3.91 hectares) with direct access taken from the Council maintained highway known as Broadway. Part of the western boundary abuts the development limits of Chilton Polden. There may be potential long term hope value for alternative use subject to obtaining the necessary planning consents. Interested parties are advised to make their own enquiries with regard to any potential for alternative development. The plot is principally level in topography and bound and divided by a mixture of natural hedgerows and stock-proof fencing. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JP.

What3Words: skyrocket.inflct.weary

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 2 – 7.27 Acres of Land at Redlands Lane, Edington

Guide Price: £75,000 to £90,000



Description

Single enclosure of land extending to approximately 7.27 acres (3.91 hectares) with direct access taken from Redlands Lane. There is the partial remains of a redundant stone structure within the southeastern corner of the plot. There may be potential long term hope value for alternative use subject to obtaining the necessary planning consents. Interested parties are advised to make their own enquiries with regard to any potential for alternative development.

The plot is principally level in topography and bound and divided by a mixture of natural hedgerows and stock-proof fencing. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JP.

What3Words: happening.tastings.foil

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 3 – 14.31 Acres of Land at Redlands Lane, Edington

Guide Price: £85,000 to £115,000



Description

Approximately 14.31 acres (5.79 hectares) of principally level land, held within two enclosures and benefitting from direct access via Redlands Lane.

Ideally suited for anyone with an agricultural, equestrian or amenity interest, subject to any necessary planning consents which may be required.

Bound and divided by a mixture of natural hedgerows, ditches and stock-proof fencing. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

Single footpath abutting northern boundary. Further details of any other rights of way (if applicable) will be contained within the auction legal pack.

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JW.

What3Words: happening.tastings.foil

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 4 – 1.18 Acres of Land at Redlands Lane, Edington

Guide Price: £8,000 to £12,000



Description

Approximately 1.18 acres of level pastureland, held within a single enclosure and with direct access taken from Redlands Lane (track). Located within a secluded position and offering a peaceful retreat. Potential for alternative uses, subject to the necessary planning consent.

The plot is level in topography and bound and divided by a mixture of natural hedgerows and ditches. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JW.

What3Words: stylist.term.lordship

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 5 – 2.30 Acres of Land at Redlands Lane, Edington

Guide Price: £35,000 to £45,000



Description

A single enclosure of pastureland extending to approximately 2.30 acres (0.93 hectares) with direct access taken from Redlands Lane.

Ideally suited for anyone with an agricultural, equestrian or amenity interest, subject to any necessary planning consents which may be required.

The plot is level in topography and bound and divided by a mixture of natural hedgerows, ditches and stock-proof fencing. The soil comprises a shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JW.

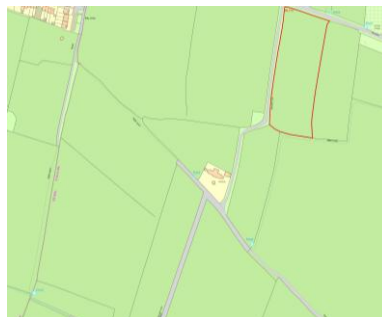
What3Words: golf.eternally.defends

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 6 – 3.50 Acres of Land at Broadway, Edington

Guide Price: £35,000 to £40,000



Description

Single enclosure of pastureland extending to approximately 3.50 acres (1.42 hectares) with direct access taken from the Council maintained highway known as Broadway.

Level in topography and bound and divided by a mixture of natural hedgerows and stock-proof fencing. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Ideally suited for anyone with an agricultural, equestrian or amenity interest, subject to any necessary planning consents which may be required.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JL.

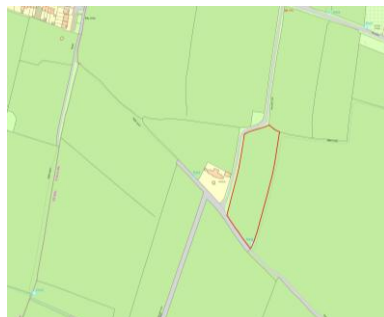
What3Words: massaging.stressed.metro

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 7 – 2.42 Acres of Land at Redlands Lane, Edington

Guide Price: £25,000 to £30,000



Description

Single enclosure of pastureland extending to approximately 2.42 acres (0.98 hectares) with direct access taken from Redlands Lane.

Ideally suited for anyone with an agricultural, equestrian or amenity interest, subject to any necessary planning consents which may be required.

Principally level in topography and bound and divided by a mixture of natural hedgerows and ditches. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JW.

What3Words:
deleting.spending.reference

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 8 – 2.94 Acres of Land at Broadway, Edington

Guide Price: £40,000 to £60,000



Description

An attractive single enclosure of pastureland extending to approximately 2.94 acres (1.19 hectares) with direct access taken from Council maintained highway known as Broadway. Offering a wealth of alternative opportunities, subject to any necessary planning consents which may be required.

The plot is level to gently sloping in topography and bound and divided by a mixture of natural hedgerows and stock-proof fencing. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JL.

What3Words: scoping.choirs.seasons

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 9 – 12.40 Acres of Land at Broadmead Lane, Edington

Guide Price: £120,000 to £140,000



Description

Approximately 12.40 acres (5.02 hectares) of versatile land held within a single enclosure, and with direct access taken from Broadmead Lane and Keen Hayes Lane (track).

Ideally suited for anyone with an agricultural, equestrian or amenity interest, subject to any necessary planning consents which may be required.

The plot is level to gently sloping in topography and bound and divided by a mixture of natural hedgerows and stock-proof fencing. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

Subject to two public footpaths. Further details of any other rights of way (if applicable) will be contained within the auction legal pack.

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JS.

What3Words: tinny.fury.split

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 10 – 16.40 Acres of Land at Broadway, Edington

Guide Price: £160,000 to £180,000



Description

A well-situated single enclosure of pastureland extending to approximately 16.40 acres (6.64 hectares) with direct access taken from the Council maintained highway known as Broadway and Keen Hayes Lane (track). The plot is gently sloping in topography and bound and divided by a mixture of natural hedgerows and stock-proof fencing. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map. Ideally suited for anyone with an agricultural, equestrian or amenity interest, subject to any necessary planning consents which may be required.

Agent's Note: The Lot is offered for sale subject to part of the registered title, namely the strip of copse located on the western boundary, being occupied by a third party under no formal agreement.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession (subject to Agent's Note above).

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JL.

What3Words: blemishes.fail.pace

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 11 – 5.74 Acres of Land at Keen Hayes Lane, Edington

Guide Price: £45,000 to £55,000



Description

Single enclosure of pastureland extending to approximately 5.74 acres (2.32 hectares) with direct access taken from Keen Hayes Lane (track).

Ideally suited for anyone with an agricultural, equestrian or amenity interest, subject to any necessary planning consents which may be required.

The plot is very gently sloping in topography and bound and divided by a mixture of natural hedgerows, ditches and stock-proof fencing. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

Subject to a single public footpath. Further details of any other rights of way (if applicable) will be contained within the auction legal pack.

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JX.

What3Words: built.curtail.rather

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 12 – 3.21 Acres of Land at Keen Hayes Lane, Edington

Guide Price: £25,000 to £30,000



Description

Gently sloping single enclosure of pastureland extending to approximately 3.21 acres (1.30 hectares) with direct access taken from Keen Hayes Lane (track). Bound and divided by a mixture of natural hedgerows and ditches. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map. Potential for alternative uses subject to necessary planning consents.

Agent's Note: The cattle handling enclosure located within the southeastern corner of the plot may be removed prior to completion.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

Subject to a single public footpath crossing east to west. Further details of any other rights of way (if applicable) will be contained within the auction legal pack.

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JX.

What3Words:
connector.resonates.destroyer

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 13 – 11.36 Acres of Land at Keen Hayes Lane, Edington

Guide Price: £70,000 to £90,000



Description

Approximately 11.36 acres (4.60 hectares) of pastureland, held within four enclosures and benefitting from direct access via Keen Hayes Lane (track).

Ideally suited for anyone with an agricultural, equestrian or amenity interest, subject to any necessary planning consents which may be required.

The plot is level to gently sloping in topography and bound and divided by a mixture of natural hedgerows and ditches. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

Subject to a single public footpath crossing east to west. Further details of any other rights of way (if applicable) will be contained within the auction legal pack.

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JX.

What3Words: explorer.lables.headrest

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 14 – 9.02 Acres of Land at Keen Hayes Lane, Edington

Guide Price: £55,000 to £70,000



Description

Approximately 9.02 acres (3.65 hectares) of pastureland, held within two enclosures and benefitting from direct access via Keen Hayes Lane (track).

Ideally suited for anyone with an agricultural, equestrian or amenity interest, subject to any necessary planning consents which may be required.

The plot is gently sloping in topography and bound and divided by a mixture of natural hedgerows and ditches. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

Subject to a single public footpath crossing east to west. Further details of any other rights of way (if applicable) will be contained within the auction legal pack.

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JX.

What3Words: drizzly.deranged.spoiled

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 15 – 5.27 Acres of Land at Keen Hayes Lane, Edington

Guide Price: £40,000 to £50,000



Description

Single enclosure benefitting from direct access via Keen Hayes Lane (track). Extending to approximately 5.27 acres (2.13 hectares). Potential equestrian and amenity uses, subject to necessary planning consent. Gently sloping in topography and bound and divided by a mixture of natural hedgerows and ditches. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Agent's Note: The Lot is offered for sale subject to part of the registered title, namely the access point located on the eastern boundary on to Broadmead Lane, being occupied by a third party under no formal agreement.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

Subject to a single public footpath crossing east to west. Further details of any other rights of way (if applicable) will be contained within the auction legal pack.

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JX.

What3Words: truffles.feared.smirking

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 16 – 10.64 Acres of Land east of Holy Well Road, Edington

Guide Price: £80,000 to £100,000



Description

Approximately 10.64 acres (4.31 hectares) of gently sloping pastureland, held within two enclosures. Accessed via a grass track leading from Holy Well Road.

Bound and divided by natural hedgerows and considered suitable for agricultural or amenity use, subject to any necessary planning consents which may be required. Gently sloping in topography.

The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

Subject to three public footpaths. Further details of any other rights of way (if applicable) will be contained within the auction legal pack.

Flood Risk

Low risk flood designations.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JT.

What3Words: openly.dollar.horizons

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 17 – 6.50 Acres of Land east of Holy Well Road, Edington

Guide Price: £55,000 to £65,000



Description

Approximately 6.50 acres (2.63 hectares) of pastureland, held within a two enclosures. Accessed via a grass track leading from Holy Well Road.

Ideally suited for anyone with an agricultural, conservational or amenity interest, subject to any necessary planning consents which may be required.

The plot is gently sloping in topography and bound and divided by a mixture of natural hedgerows and stock-proof fencing. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

Subject to a single public footpath abutting the southern boundary. Further details of any other rights of way (if applicable) will be contained within the auction legal pack.

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JT.

What3Words: states.caller.music

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 18 – 9.09 Acres of Land east of Holy Well Road, Edington

Guide Price: £90,000 to £100,000



Description

Well positioned in relation to the village and with direct access over a short track leading to the Council highway. Approximately 9.09 acres (3.68 hectares) of pastureland, held within two enclosures. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Considered to offer a wealth of uses, including small holder, equestrian and amenity, subject to any necessary planning consents required. The plot is very gently sloping in topography and bound and divided by a mixture of natural hedgerows and stock-proof fencing.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JT.

What3Words: blotting.laminated.wildfires

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 19 – 7.46 Acres of Land at Holy Well Road, Edington

Guide Price: £60,000 to £75,000



Description

A single enclosure of pastureland extending to approximately 7.46 acres (3.02 hectares) with direct access via Holy Well Road.

Ideally suited for anyone with an agricultural, equestrian or amenity interest, subject to any necessary planning consents which may be required.

The plot is gently sloping in topography and bound and divided by a mixture of natural hedgerows and stock-proof fencing. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

Subject to a single public footpath abutting the northern boundary. Further details of any other rights of way (if applicable) will be contained within the auction legal pack.

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9LB.

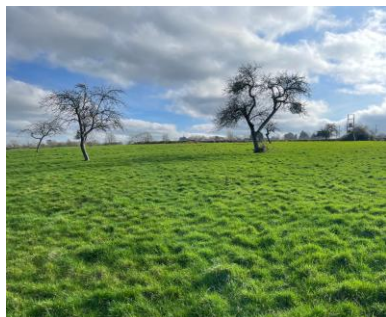
What3Words: frames.feel.evolution

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 20 – 3.51 Acres of Land east of Holy Well Road, Edington

Guide Price: £50,000 to £60,000



Description

An exciting opportunity to acquire an attractive single enclosure of orchard and pastureland extending to approximately 3.51 acres. Well located with access taken via a track leading from Holy Well Road. Ideally suited for anyone with an agricultural or artisan cider making interest, with scope to reestablish the orchard to its full potential. There may be potential long term hope value for alternative use subject to obtaining the necessary planning consents. Interested parties are advised to make their own enquiries regarding any potential for alternative development. The plot is gently sloping with a soil comprising shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JT.

What3Words: deriving.shaky.whizzing

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 21 – 8.57 Acres of Land at Broadway, Edington

Guide Price: £100,000 to £130,000



Description

Centrally located with regard to the village, with the eastern boundary abutting the development limits of Edington. Extending to approximately 8.57 acres (3.47 hectares) with good access from the Council maintained highways known as Broadway, Holy Well Road and also the lane known as Suprema Avenue. There may be potential long term hope value for alternative use subject to obtaining the necessary planning consents. Interested parties are advised to make their own enquiries with regard to any potential for alternative development. The plot is level to gently sloping in topography and bound and divided by a mixture of natural hedgerows and stock-proof fencing. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9HA.

What3Words: leaky.giants.punctured

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 22 – 5.09 Acres of Land at Broadway, Edington

Guide Price: £60,000 to £80,000



Description

An attractive single enclosure of pastureland extending to approximately 5.09 acres (2.06 hectares) with direct access taken from the Council maintained highway known as Broadway. Part abutting the development limits of Edington with potential scope for alternative uses, subject to necessary planning consent.

Capable of an arable rotation with a level to very gently sloping topography. The soil comprises a shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JJ.

What3Words: nozzles.performed.strict

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 23 – 6.81 Acres of Land at Holy Well Road, Edington

Guide Price: £60,000 to £80,000



Description

A single enclosure of versatile pastureland extending to approximately 6.81 acres (2.76 hectares). Direct access taken from Holy Well Road.

Ideally suited for anyone with an agricultural, equestrian or amenity interest, subject to any necessary planning consents which may be required.

The plot is principally level in topography and bound and divided by a mixture of natural hedgerows and stock-proof fencing. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JH.

What3Words: soon.nightlife.gown

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 24 – 0.89 Acres of Land at Holy Well Road, Edington

Guide Price: £15,000 to £20,000



Description

An ideal single enclosure of pastureland extending to approximately 0.89 acres (0.36 hectares) with direct access taken from Holy Well Road. Perfect for anyone seeking a 'piece of the countryside'.

Boasting far reaching views and a wealth of opportunities, subject to any necessary planning consents.

The plot is gently sloping in topography and bound and divided by a mixture of natural hedgerows and stock-proof fencing. The soil comprises shallow lime-rich type over chalk or limestone. Freely draining with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9AL.

What3Words: diverting.sanded.pitching

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 25 – 23.97 Acres of Land at Broadmead Lane, Edington

Guide Price: £140,000 to £170,000



Description

Three enclosures of pastureland extending to approximately 23.97 acres (9.70 hectares) with direct access via Broadmead Lane. The plot varies from level low-lying land to elevated pasture sloping in topography.

Ideally suited for anyone with an agricultural or conservational interest, subject to any necessary planning consents which may be required. The soil comprises a mixture of lime-rich clay soil with impeded drainage and clayey flood plain type with naturally high ground water. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB or Nitrate Vulnerable Zone (NVZ). The northern boundary does adjoin the Catcott, Edington and Chilton Moors SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

Subject to a single footpath crossing east to west. Further details of any other rights of way (if applicable) will be contained within the auction legal pack.

Flood Risk

Southern half of the plot is designated as high risk from surface water flooding.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9JZ.

What3Words: overcomes.ivory.dreamer

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 27 – 7.60 Acres of Land at Station Road, Ashcott

Guide Price: £60,000 to £75,000



Description

Two enclosures of pastureland extending to approximately 7.60 acres (3.08 hectares) with direct access taken from the Council maintained highway known as Station Road.

Ideally suited for anyone with an agricultural, equestrian or amenity interest, subject to any necessary planning consents which may be required.

The plot is level to gently sloping in topography and bound and divided by a mixture of natural hedgerows and stock-proof fencing. The soil is freely draining shallow lime-rich type with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

Subject to three public footpaths. Further details of any other rights of way (if applicable) will be contained within the auction legal pack.

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9QP.

What3Words:
couple.unguarded.handbook

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 28 – 8.30 Acres of Land at Station Road, Ashcott

Guide Price: £50,000 to £65,000



Description

A single enclosure of pastureland extending to approximately 8.30 acres (3.36 hectares) with access via a right of way over track leading from Station Road. Ideally suited for anyone with an agricultural, equestrian or amenity interest, subject to any necessary planning consents which may be required. The plot is level to gently sloping in topography and bound and divided by natural hedgerows. The soil is freely draining shallow lime-rich type with lime-rich natural fertility. The soil is classified as Grade III on the DEFRA land classification map.

Agent's Note: The lot includes a manure heap situated at the entrance of the field which will not be removed by the seller prior to completion.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designations.

Local Council: Somerset Council.

Drainage Rates: Not applicable.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

Tenure: Freehold with vacant possession.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 9QP.

What3Words: himself.revamped.guessing

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 29 – 44.36 Acres of Land at Yard Wall Road, Mark

Guide Price: £300,000 to £400,000



Description

An attractive ring-fenced block of pastureland extending to approximately 44.36 acres (17.95 hectares). Located within a secluded position and surrounded by idyllic countryside. Access taken from Yard Wall Road. The soil comprises slightly acidic loam and clayey/coastal flats type with naturally high ground water. Classified as Grade III on the DEFRA land classification map.

Tenure: Freehold. Subject to an Agricultural Holding Act 1986 tenancy. Tenancy commenced 1st January 1970. Passing rent of £3,690 per annum. The original tenant has died and there is currently an application to The Lands Tribunal for tenancy succession which has been agreed in principle by the Landlord, but no agreement has been entered into with the tenant. Interested parties are advised to seek professional advice and to satisfy their own enquiries with regard to any tenancy matters prior to bidding.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

Not subject to any footpaths. We believe the land is subject to a right of way which benefits neighbouring properties. Further details will be contained within the auction legal pack.

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: £154.16 per annum.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA9 4QE.

What3Words: lots.commented.myths

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Lot 30 – 12.56 Acres of Land at Station Road, Burtle

Guide Price: £90,000 to £100,000



Description

A versatile single enclosure of pastureland well positioned in relation to the village of Burtle and extending to approximately 12.56 acres (5.08 hectares). Direct access via the Council maintained highway known as Station Road. The soil comprises slightly acidic loam and clayey type with slightly impeded drainage. The soil is classified as Grade II on the DEFRA land classification map.

Tenure: Freehold. Subject to an Agricultural Holding Act 1986 tenancy. Passing rent of £1,180 per annum. Potentially 2no. Tenancy successions remaining. Further details available on request. Interested parties are advised to seek professional advice and to satisfy their own enquiries with regard to any tenancy matters prior to bidding.

Uplift Clause

None.

Designations

The land is not situated within an AONB, Nitrate Vulnerable Zone (NVZ) or SSSI.

Environmental Stewardship Schemes

None.

Footpaths and Rights of Way

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

Flood Risk

Low risk flood designation.

Local Council: Somerset Council.

Drainage Rates: £50.19 per annum.

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services. Further information contained within the auction legal pack.

VAT: Purchase price not subject to VAT.

Completion: 2nd June 2026 or earlier by arrangement.

Viewing: : At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is: TA7 8NB.

What3Words: congas.stunts.skyrocket

Solicitors: HK Law, Dorchester
Katherine Jones acting.
Telephone: 01305 252570

Bidder Registration Fee, Other Fees and Deposit: Please see P2.

Buying at Auction with Cooper and Tanner

COOPER
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Introduction

Cooper and Tanner have a department dedicated specifically to the sale and marketing of land and property by auction. In today's market, the auction process remains a popular method of sale with both buyers and sellers. This guide covers the process of buying at auction and the benefits for you including speed, transparency and certainty of sale.

How to Bid

We offer three methods of bidding, these being, online, by proxy or in room at the Bath and West Showground, where our monthly auctions are conducted. In order to bid by any of these methods, you will first need to register online via our website. The process is simple; you create an account by providing your contact details and inform us of your chosen method of bidding. You will be required to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can 'watch' lots that you're interested in (you'll be kept up-to-date throughout the lead up to the auction), as well as gain access to the legal packs prior to auction.

Please note, you will also be asked to verify your mobile number and upload copies of your photographic ID (e.g. driver's licence or passport) and recent proof of address (dated within the last 3 months).

Terms and Conditions

During the registration process, you will be asked to read and accept our Auction Terms and Conditions. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.

Bidder's Administration Fee

In order to bid, you will be required to register a credit or debit card for the Administration fee (£1350 inc VAT). We use Stripe who provide a secure, online card registration facility, and they will attempt to place a 'hold on funds' on your account for the Administration Fee amount (often known as a 'payment shadow' as no money is taken at this stage). This means that the amount we're holding will affect the available amount you have to spend on your card, as the amount will be ring-fenced and you will not be able to spend it until the hold has been released. The Administration Fee amount will be clearly displayed when registering your card. On the fall of the gavel, the winning bidder's card will be automatically debited for the Administration Fee whilst all the unsuccessful bidder's cards will have their shadow payments released (this normally takes between 3-5 days depending on the card provider). Please note that the Bidder's Administration fee is in addition to the deposit and is not deducted from the completion monies.

Auctioneer Review

Once you have completed the bidder registration steps, Cooper and Tanner will review your registration to bid. We will contact you to obtain proof of funding to at least the bottom end of the guide price. You will be notified by email as soon as you have been approved to bid.

Due Diligence Before Bidding

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser. Legal packs are available to download from the Cooper and Tanner website.

What is a Guide Price?

The guide price is an indication of the seller'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 seller 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.

What is a Reserve Price?

The reserve price is the seller'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 seller and the auctioneer at the start of marketing and the final reserve price will be agreed between the auctioneer and the seller 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.

Day of the Auction

In Room

The auctioneer will start the auction by making some general announcements and then commence with the first lot. Each lot will be introduced with a brief description before bids are invited. Once the bidding stops, the auctioneer will bring down the gavel and subject to the bidding exceeding the reserve price, declare the lot sold. At this point you and the seller are legally bound, by contract, to buy and sell that lot. You will then sign the necessary paperwork with the solicitor representing the vendor or a member of the Cooper and Tanner auctions department.

By Proxy

When registering to bid by proxy, you will be required submit a maximum bid amount. The auctioneer will then bid on your behalf to maintain your position as the highest bidder, up to your maximum bid amount.

NB: Your maximum bid is kept completely confidential – the amount is not disclosed to the vendor or any other bidder.

Online

The auction will be livestreamed via our website and you will be able to bid remotely. Bids are made via the 'Place Bid' button on the screen. Your bid will be shown to the auctioneer and you will be notified as to whether it has been accepted.

Legal Position When You have purchased a Lot by Auction

We offer property for sale by immediate, unconditional contract. This means that the fall of the gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction – usually within 28 days following the close of the auction but this will be confirmed within the legal documentation. 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 following the close 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 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.

We'll Guide You Through To Completion

If you are the successful purchaser, we'll be in touch following the auction to discuss the next steps. The online system will take the Bidders Administration Fee amount from your registered credit or debit card (all underbidders will have their hold on funds released); the contract will then be signed by yourself or on your behalf, with copies being sent to both your solicitor and the seller's solicitor.

RURAL SALES AND SERVICES



Nick Oliver



Tim Hector



Martin Hemmett



Hannah Pole



George Trippick



Trevor Rowland



Ross Whitcombe



Tori Osborne



Rob Jones



Claire Pollett



Amy Maidstone



Josephine Mitchell



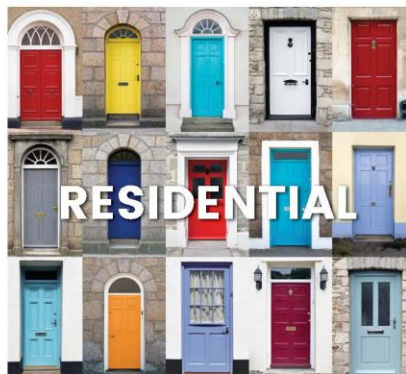
CONTACT US WITH YOUR ENQUIRIES

Frome 01373 455060

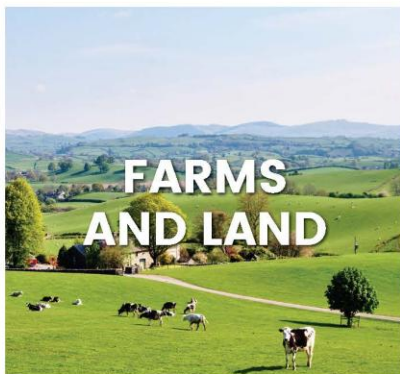
Glastonbury 01458 831077

Standerwick 01373 831010

**COOPER
AND
TANNER**



RESIDENTIAL



**FARMS
AND LAND**



LETTINGS



**RURAL
PROPERTIES**



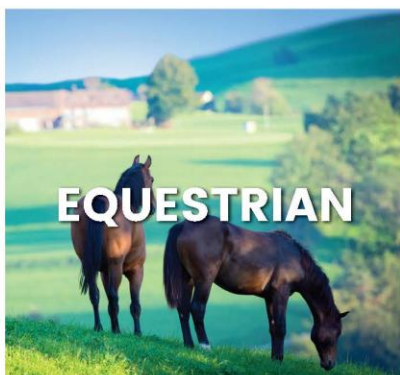
COMMERCIAL



**PROPERTY
AUCTIONS**



**SALE
ROOMS**



EQUESTRIAN



**JEWELLERY
SALES**



DEVELOPMENT



**RURAL
SERVICES**



**MACHINERY,
LIVESTOCK
& SEASONAL
SALES**

OUR OFFICES

Bridgwater 01278 455255
Castle Cary 01963 350327
Cheddar 01934 740055
Frome 01373 455060

Glastonbury 01458 831077
Midsomer Norton 01761 411010
Shepton Mallet 01749 372200
Standerwick 01373 831010

Street 01458 840416
Warminster 01985 215579
Wedmore 01934 713296
Wells 01749 676524

**COOPER
AND
TANNER**

Land and Property Auctions

Leading property professionals and auctioneers in the West Country



2026 Dates

Thursday 23rd April

Thursday 14th May

Thursday 11th June

Thursday 16th July (Online)

Thursday 13th August

Wednesday 23rd September

Thursday 29th October

Thursday 26th November

Thursday 17th December

Lots invited for forthcoming 2025 auctions.
To discuss including property or land please contact:

George Trippick
01458 834 288

Hannah Pole
01373 831 010

www.cooperandtanner.co.uk