



**Rose Shalom Retreat, New Fosse Farm,
Stone, East Pennard, BA4 6RY**

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

**COOPER
AND
TANNER**



Rose Shalom Retreat, Stone, East Pennard, Somerset, BA4 6RY

 **3**  **2**  **2**  **32.15 acres EPC Exempt**
Guide Price: £450,000 to £500,000

Description

For Sale by Auction on Thursday 20th November 2025 at 12 midday at The Royal Bath and West Showground and via Livestream.

Rose Shalom Retreat is an attractively located property, which offers residential accommodation, outbuilding/solar panels generating a gross income of £22,900 per annum and productive land, the whole extending to approx. 32.15 acres (13 hectares). Previously operated as an agricultural small holding, the property offers a vast range of alternative opportunities e.g. equestrian, campsite retreat etc. subject to the necessary planning consents.

Planning

The dwelling comprises of a mobile home (not subject to an AOC) which is raised from the ground by concrete blocks and is demountable. The mobile home has been occupied continuously from 2021 as a private dwelling and is subject to council tax payments. There is no planning permission for the dwelling and interested parties are advised to make their own investigations and to satisfy themselves with regard to any planning related enquires.

Location

Situated within a rural location with direct access to the A37 'Fosse Way' which provides a commuting route to larger settlements. Originally forming part of a larger agricultural holding with views not only over its own land, but also the adjoining countryside. Neighbouring occupiers comprise residential, agricultural and dog day care centre. Nearby Ditcheat is a traditional unspoilt village with a thriving community spirit. The property is easily accessible to many larger settlements including Castle Cary, Shepton Mallet and Wincanton. The scholastic facilities are plentiful, with Ditcheat Primary School, Lovington Church of England Primary School, Ansford Academy and Hazlegrove School within the locality.

Major communications are within easy reach; the A303 is within a short drive, providing access throughout the south-west. Mainline railway stations are situated at Castle Cary and Yeovil. Bristol Airport is within a 40-minute drive, operating regular flights to many countries.

Dwelling

A well-proportioned mobile home, which is approached from the highway via a sweeping 520m driveway. With reference to the floor plan enclosed, the dwelling provides three bedrooms and ancillary open plan living area. Principally surrounded by gardens laid to lawn and including vegetable plot and an attractive pond.

Buildings

The main structure on site comprises of a detached building constructed in 2000. Elevations forming concrete block and box profile clad with 2no. sliding doors to each gable end, and a cement fibre roof over. Internal floor is concrete including a membrane. The building is occupied under three separate licence agreements generating £1,450 (inclusive of outgoings) per month. The successful purchaser will have the opportunity to continue with the current occupational arrangements or serve a 1-month notice to quit for vacant possession.

In addition to the main building are other useful ad hoc timber structures and a redundant 3-bedroom mobile home.

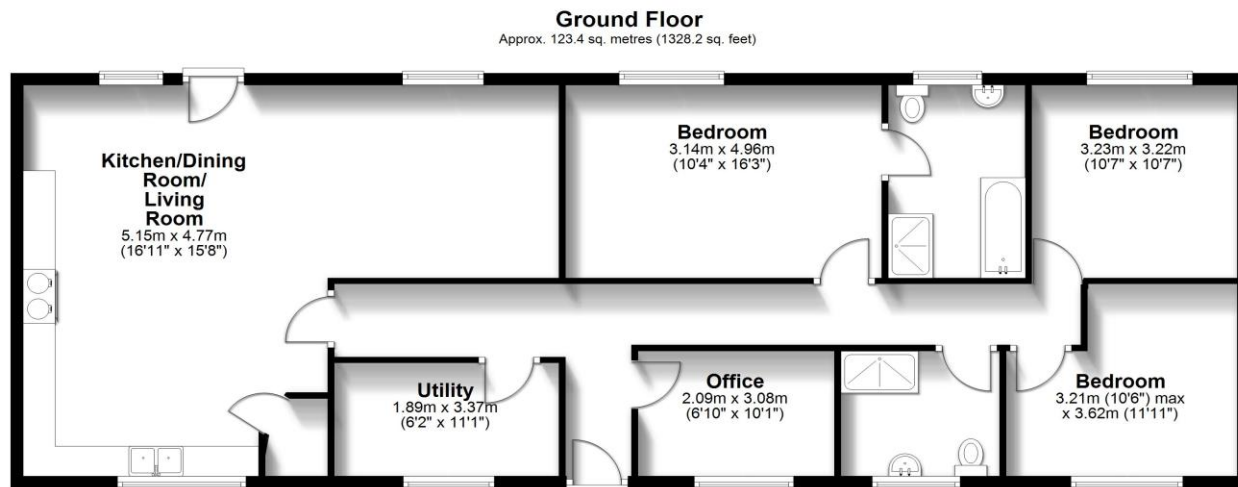
Solar Panels

Positioned on the roof of the main building are 30 kwh of solar panels under a 25-year agreement commencing 17th May 2013. Panels produce circa £5,500 income per year as well effectively free electricity to the property by feeding 3no. 42 kwh Tesla Batteries.

Land

The land is sub-divided into easily manageable enclosures with a slightly acidic loam and clay type soil. Level in topography and enclosed by natural hedges, ditches and stock-proof fencing, The majority laid to pasture, with part comprising woodland including a pond. The land is suitable for arable rotation.



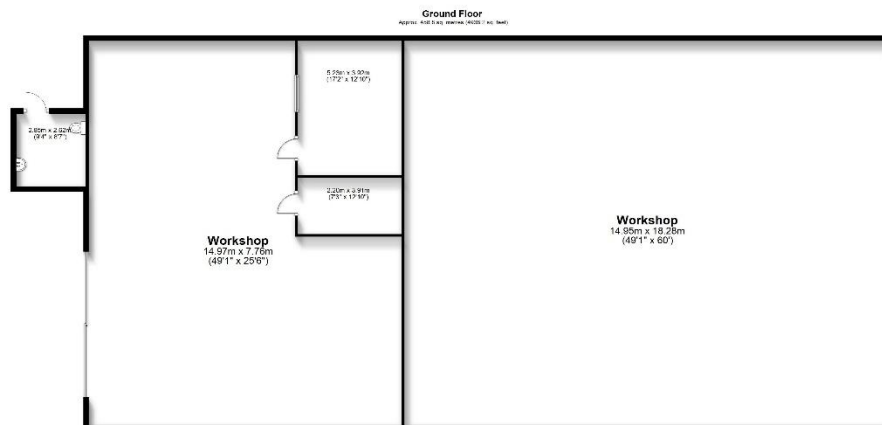


Total area: approx. 123.4 sq. metres (1328.2 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or misstatement Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required lease contact the appropriate agent for clarification

Plan produced using PlanUp.

Rose Shalom

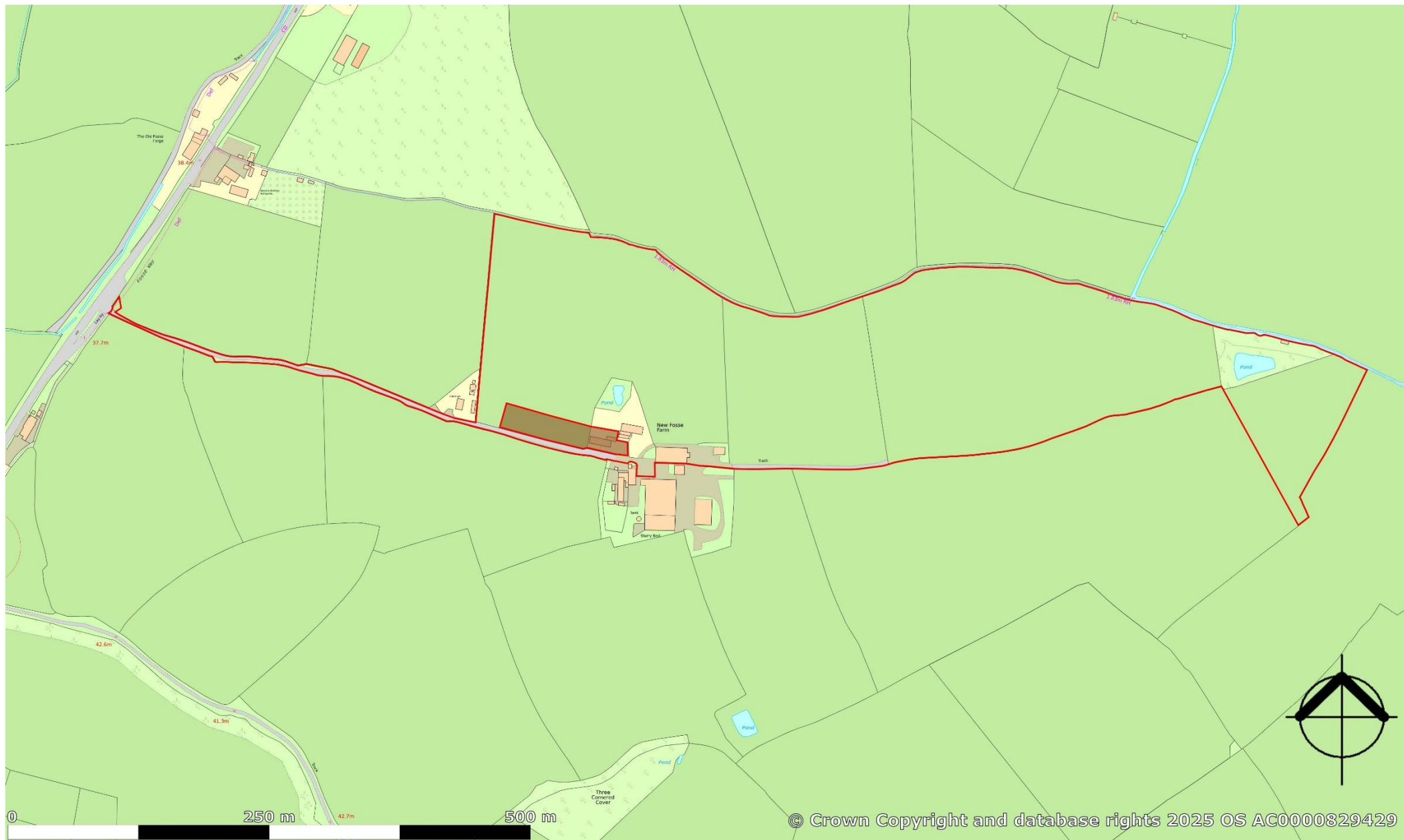


Total area: approx. 450.8 sq. metres (4898.2 sq. feet)

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The Barn Rose Shalom









Fixture and Fittings

A number of fixture and fittings which are currently on site will not be included within the sale and will be removed prior to completion. A fixture and fittings schedule will be included within the auction legal pack.

Designations

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

Uplift / overage clause

None.

Other Schemes

The land is not subject to any environmental or countryside stewardship schemes.

Footpaths and Rights of Way

Not subject to any public footpaths. The main driveway is subject to rights of way in favour of neighbouring properties. Further details of any other rights of way (if applicable) will be contained within the auction legal pack.

Services

We understand mains water, gas (metered from neighbour supply) and electricity are connected. Private drainage via treatment plant (16no. person capacity) installed 2022. Mains water supplied to 2no. neighbouring properties and recharged. Potential purchasers are advised to make their own enquiries into the adequacy of any services.

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 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.

Completion

Completion has been set for the 9th January 2026.

Solicitors

Clarke Willmott, Taunton
Helen Lock acting
Telephone: 0345 209 1101.

Viewing

To book on to one of the scheduled viewing dates, please contact Cooper and Tanner, Glastonbury – 01458 834 288 (Option 2)

What3words: lollipop.unsettled.watching

Local Council: Somerset Council – Telephone: 0300 303 8588

Council Tax Band: A

Heating: Gas combi boiler and AGA

Tenure: Freehold.

Ref: GPT/9523



Train Links

- Castle Cary
- Yeovil



Nearest Schools

- Ditchat Primary School
- Lovington C of E Primary School
- Ansford Academy
- Hazlegrove School

Auction Notes

Conditions of Sale

Unless otherwise stated, each Lot is sold subject to the Common Auction Conditions (4th ed.). We recommend all interested parties inspect the Common Auction Conditions prior to bidding.

Sale details

The details of each lot have been prepared based on information given by the vendor and their solicitor. There may be occasions where the person acting on behalf of the Vendor does not know the property in detail. Therefore, potential purchasers must satisfy their own enquiries and should refer to the legal documents available.

Legal packs

These are available to download from the Land and Property Auction page of the Cooper and Tanner website. Alternatively, they can be obtained from the Vendors' solicitors. There may be a charge payable direct to the solicitor. We recommend that each potential purchaser take independent legal advice on the content of the packs. Potential purchasers are deemed to have made all the necessary enquiries and purchase with full knowledge of the content of the legal packs.

Registration of Interest

Cooper and Tanner encourage potential purchasers to register their interest in specific lots. This will enable the Auction Department to inform you of any amendments made to that lot during the lead up to the auction day.

Tenure and Possession

Unless stated otherwise, the tenure of each lot is freehold and vacant possession will be given upon completion.

Registering to bid

All those intending to bid at the auction must first register online at Cooperandtanner.co.uk. Please note that we will not be taking registrations in the room.

Questions

The Vendor's solicitors may be available for questions prior to the start of the auction. However, there may be occasions when they are unable to attend. Therefore, it is advisable that any queries have been answered before the date of the auction. Members of the Cooper and Tanner staff will be on hand and will be able to answer questions concerning the procedure. They will not be able to answer any legal questions. No further questions will be permitted once the auction has started.

Bidding in the room

When bidding for a lot, please make your bid clear to the auctioneer or their clerk. The auctioneer will call the bidding three times, giving you the opportunity to place a final bid.

Bidding online

When bidding online, you will be able to follow the auction via our livestream system. It will be made clear both on the camera and on the website what the current bid is and what bid is being invited. We strongly recommend that you have a consistent Internet connection and Cooper and Tanner cannot be held responsible for any loss of connection. Please be aware that there may be a slight time delay in the video footage and we would suggest that you follow the figure on the screen.

Bidding by Proxy

Via the auction platform, you will be able to enter a proxy bid, which the auctioneer will execute on your behalf. However, we strongly recommend that where possible you attend the auction in person. All proxy bids must be entered on the system 48 hours prior to the start of the auction. If you are providing a proxy bid then this must be completed no later than 48 hours before the auction. We cannot guarantee that bids received after this time will be accepted.

Fall of the Hammer

On the fall of the hammer, the successful bidder is under a binding contract to purchase that property. The purchaser must then present himself or herself to the auctioneer's clerk, giving their name, address, solicitor's details and a form of identification. If you are bidding remotely or by proxy then a member of the Cooper and Tanner staff will complete the Memorandum of Sale on your behalf, as set out in the terms and conditions of the auction.

Deposit

A deposit of 10% of the purchase price will be payable to the Cooper and Tanner Client Account within 24 hours of the end of the auction. Cash will not be acceptable, and Cooper and Tanner do not have the facilities to take payment by credit or debit card.

Lotting

The vendors reserve the right to amalgamate, sub-divide or withdraw any or all of their property.

Areas and sale plans

The area and the sale plan have been calculated and produced using Promap Mapping software (Ordnance Survey licensed) and referenced where possible to the HMLR Title plan; however, they may not correspond with other mapping systems. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.

*Definition

Definition of Guide Prices

The guide price is an indication of the Vendor's current minimum price expectation at auction and the guide price, or range of guide prices, is given to assist prospective purchasers. The guide price can be adjusted by the vendor at any time up to the day of the auction, in light of the interest shown during the marketing period and bidders will be notified of this change on our website and by the auctioneer prior to the lot being offered.

Definition of Reserve Price

The reserve price is the Vendor's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. It is usual but not always the case that a provisional reserve is agreed between the Vendor and the auctioneer at the start of marketing and the Final Reserve Price will be agreed between the auctioneer and the Vendor prior to the auction sale. Whilst the reserve price is confidential, it will usually be set within the quoted guide range and in any event will not exceed the highest quoted guide price.

Important Notice

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

GLASTONBURY OFFICE

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