



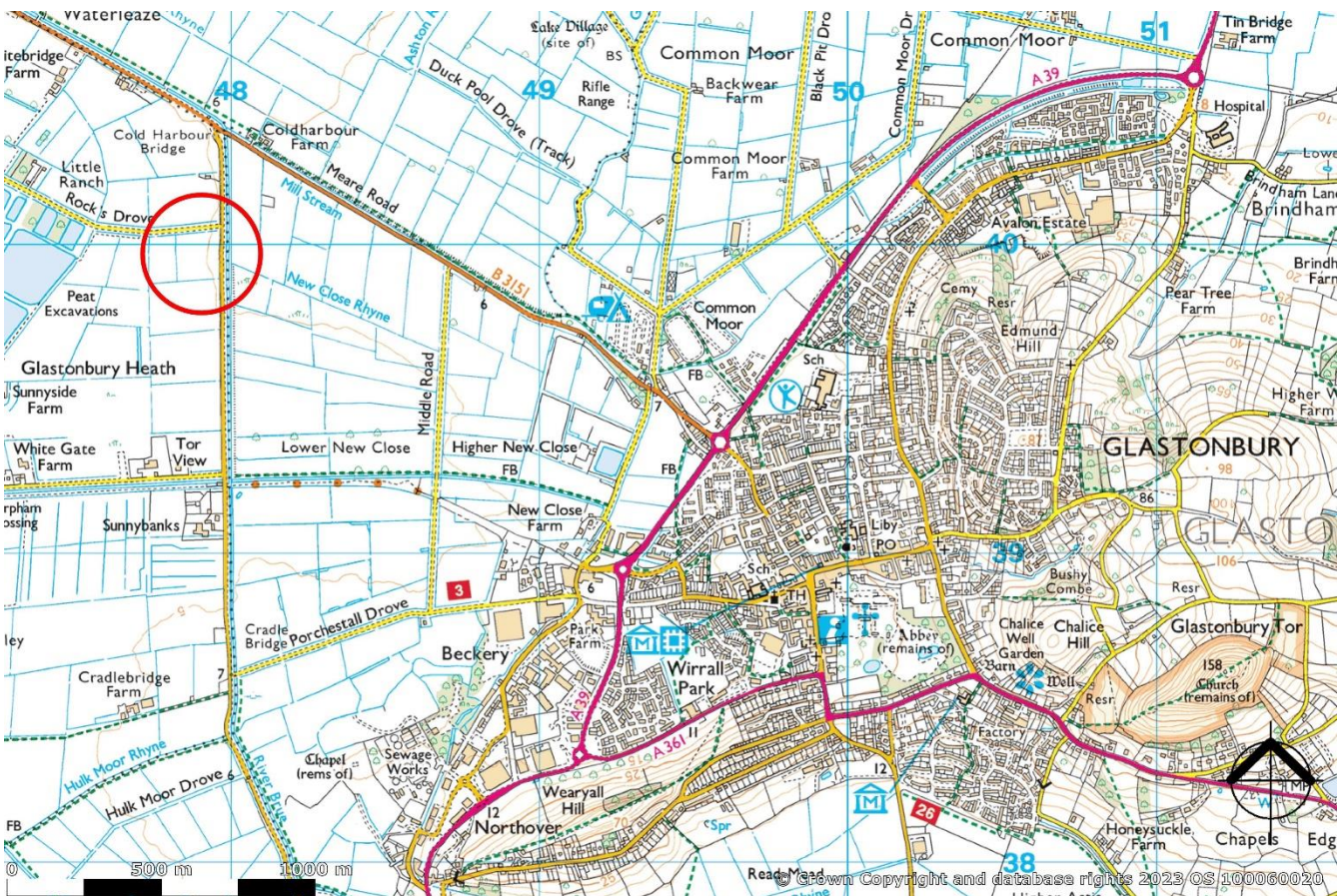
**Auction Guide: £40,000 to £50,000**  
**ONLINE AUCTION**

Wednesday 19<sup>th</sup> July 2023  
Auction to commence 9am and close 5pm

Rocks Drove  
Sharpham  
Somerset

**COOPER  
AND  
TANNER**





# Rocks Drove Sharpham Glastonbury Somerset

## **IMPORTANT NOTICE**

**THE AUCTION WILL BE ON-LINE ONLY. NO PROXY OR TELEPHONE BIDS WILL BE ACCEPTED**

**All bidders will be required to bid online.**

### **Description**

A single enclosure of pastureland extending to approximately 5.83 acres (2.36 hectares). Directly accessed from the Council maintained highway known as Rocks Drove and benefiting from mains water supply.

The land is principally level in topography and bound and divided by ditches, natural hedges and stock proof fencing.

Ideally suited for anyone with an agricultural, conservation or amenity interest, subject to any necessary planning consents.

### **Uplift Clause/Overage**

Offered for sale with no uplift clause or overage.

### **Environmental Schemes**

None.

### **Footpaths and Rights of Way**

Not subject to any public footpaths. We are unaware of any further rights of way. Further details contained within the Auction Legal Pack.

### **Completion**

Completion has been set for 16<sup>th</sup> August 2023 or earlier by arrangement.

### **Bidders Registration Fee**

Cooper and Tanner requires all bidders who wish to bid at our Auction to Register beforehand. A fixed Bidders Registration Fee of £1,295 inc VAT per lot must be paid on registration. The fee is retained by Cooper and Tanner at the fall of the electronic gavel if a bidder is successful. The fee will be returned to all unsuccessful bidders. 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. Please use the link [www.cooperandtanner.co.uk/land-and-property](http://www.cooperandtanner.co.uk/land-and-property) to register to bid for this lot. Please note the Bidders Registration Fee is chargeable per lot, does not get deducted from either the deposit or completion monies and is applicable to all pre-auction sales.

### **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 at the fall of the electronic gavel. 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.

### **Solicitors**

Chubb Bulleid, Wells  
Laura Maden acting  
Telephone: 01749 836 100

**Local Council:** Somerset Council. Telephone: 0300 123 2224

**Drainage Rates:** TBC.

**Services:** We understand mains water is connected. Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services.

**Tenure:** Freehold with vacant possession on completion.

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

**Viewing:** At any reasonable time on foot only and with a set of the sale details. The postcode for the nearest property is BA6 9SZ.  
What3words: responses.lectures.squeaks.

**Ref:** RW/10722



## 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 at either the Auction Department from the vendors' solicitors.

### Legal packs

These will be available to view online. 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.

### Proof of Identification

One must be a photographic form and the other a utility bill (not telephone bill or credit card statement) that is no more than 3 months old confirming your address. We will also ask for proof of funding prior to accepting your online application to bid.

### Bidding

Bidding increments will be shown clearly online and will vary for each lot.

### Fall of the Electronic Gavel

On the fall of the electronic gavel, the successful bidder is under a binding contract to purchase that property. Please refer to the Common Auction Conditions for full details.

### Deposit

A deposit of 10% of the purchase price will be payable to the vendors' solicitor within 24 hours at the fall of the electronic gavel.

### 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.

### Proxy and Telephone bidding

This is an online auction only and therefore no proxy or telephone bids will be accepted.

### \*Definition

#### Definition of Guide Prices

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.

#### Definition of 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.

### Important Notice

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

GLASTONBURY OFFICE  
telephone 01458 834288  
41 High Street, Glastonbury, Somerset BA6 9DS  
[glastonburyagri@cooperandtanner.co.uk](mailto:glastonburyagri@cooperandtanner.co.uk)

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