



Auction Guide: £325,000 to £350,000

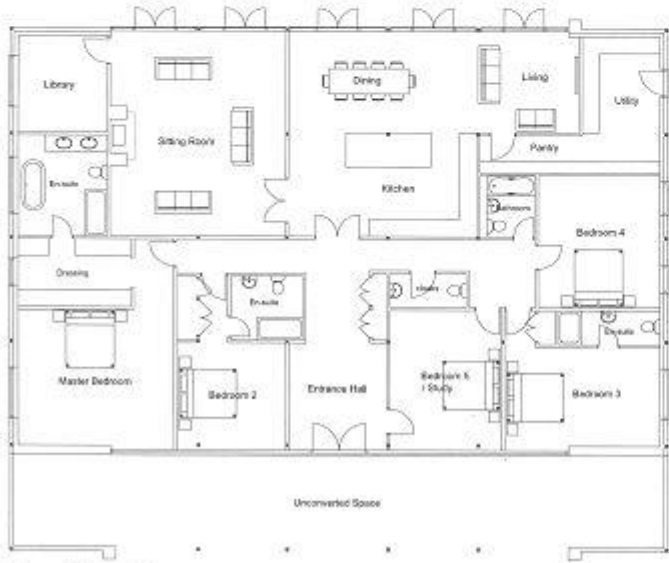
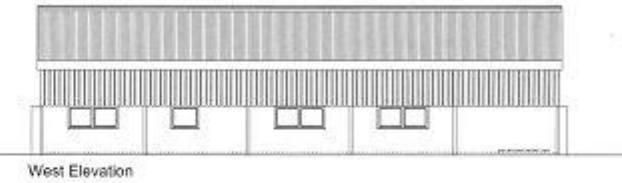
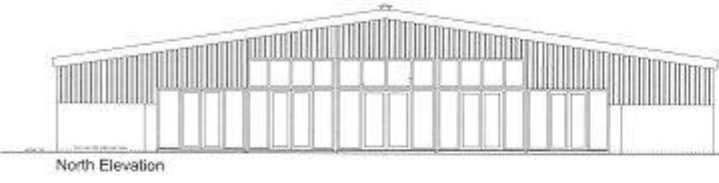
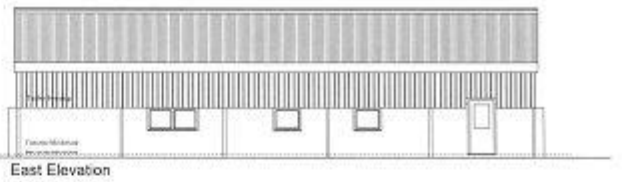
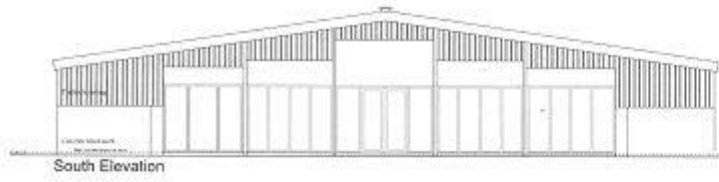
Online Auction

Wednesday 16<sup>th</sup> February 2022

Auction to commence 9am and close 4pm

Lot B  
Westham  
Nr Wedmore

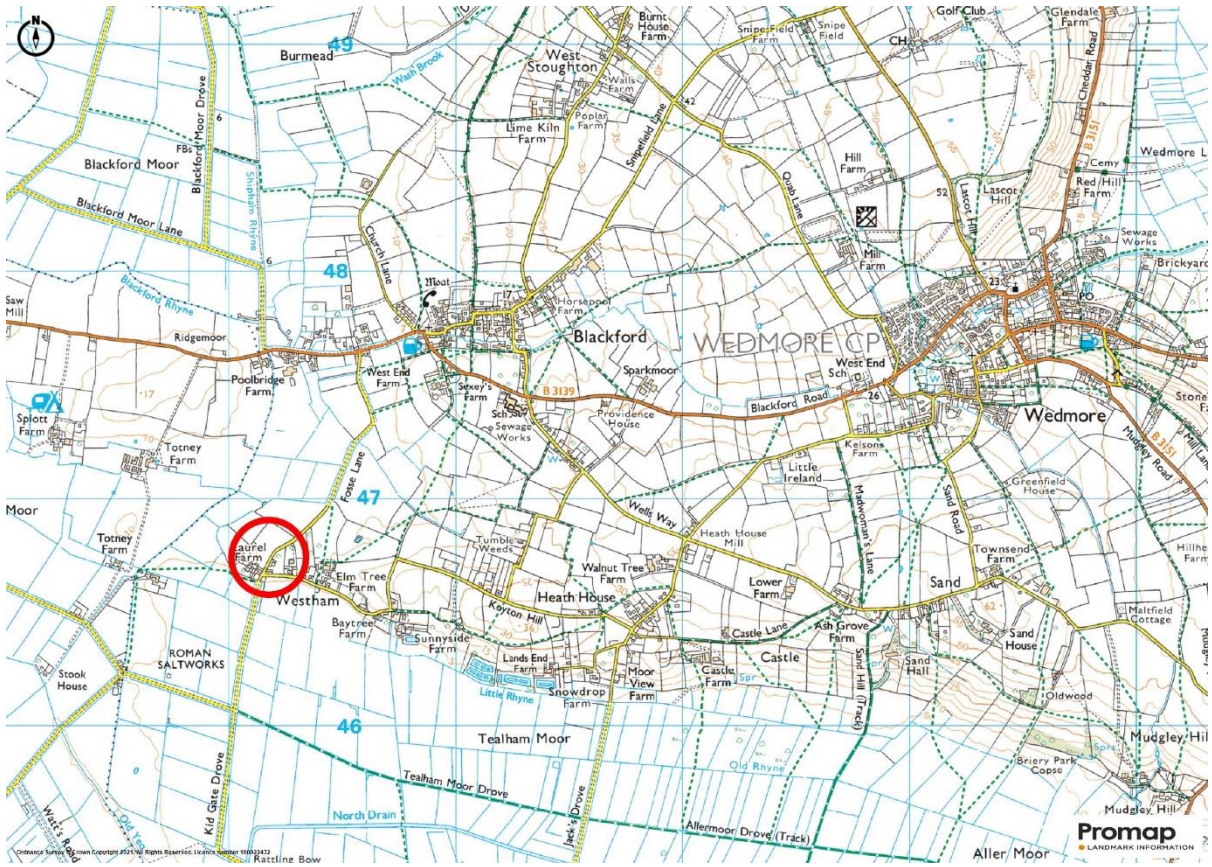
COOPER  
AND  
TANNER



Ground Floor Plan



Plans not to scale



# Lot B Westham Nr Wedmore 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.

## **Auction Guide Price £325,000 to £350,000\***

### **Description**

Set within the Somerset hamlet of Westham, which is positioned near Wedmore, is this modern detached agricultural building benefiting from prior approval for conversion into a substantial dwelling. Situated in a peaceful rural setting and boasting a plot size of approximately 1.11 acres including orchard. The property allows potential opportunity to create a 'once in a lifetime' residence in an extremely popular area.

### **Proposed Accommodation**

With reference to the plans enclosed, the permitted development allows for the conversion of the existing building into a large dwelling, with a gross internal floor area of circa 326.4m<sup>2</sup> / 3,500ft<sup>2</sup>. The internal accommodation allows for ample family living space, which can include five bedrooms and large open plan kitchen/dining/reception areas.

Externally, the proposed dwelling will benefit from off-road parking area and a large garden. Vehicular access will be via a private entrance drive leading directly from the Council maintained highway.

### **Planning**

Prior approval was granted by Sedgemoor District Council on 28<sup>th</sup> October 2021 (Ref No. 50/20/00080) for the proposed change of use of agricultural buildings to 2no.\* dwellings (class C3) and associated building operations. Copies of the consent and associated plans are available for viewing via Sedgemoor District Council's online planning search.

\*Consent includes building associated with Lot C.

Offered for sale within the same auction:

### **Lot A – Guide: £175,000 to £200,000**

#### **Auction to commence 9am and close 3pm**

A unique opportunity to acquire an attractive range of farm buildings, yard area and pastureland totalling approximately 3.60 acres. Further information contained within separate sale particulars for Lot A. Please enquire for details.

### **Lot C – Guide: £200,000 to £225,000**

#### **Auction to commence 9am and close 5pm**

Traditional barn with prior approval for conversion into a dwelling. Plot totalling approximately 0.16 acres. Further information contained within separate sale particulars for Lot C. Please enquire for details.

### **Completion**

Completion has been set for 30<sup>th</sup> March 2022 or earlier by agreement.

### **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 £1,200 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 does not get deducted from either the deposit or completion monies.

### **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**

Loxley Legal  
Pierre Bell Acting  
Telephone: 01453 700 629

Ref: GPT/9679

**Local Council:** Sedgemoor District Council.  
Telephone: 0300 303 7800.

**Services:** Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services.

**Footpaths and Rights of Way:** Not subject to any public footpaths or rights of way.

**Tenure:** Freehold with vacant possession.

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

**Viewing:** At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is BS28 4UY.

## 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 The Rural Payment Agency Mapping Data, however this may not correspond with other mapping systems. Interested parties should satisfy themselves with regard to the total area of the subject property which is being offered for sale. 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)

COOPER  
AND  
TANNER

**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

