



Land and Buildings at Paye Farm

Land and Buildings at

Paye Farm, Churchstanton, TA3 7RJ

Taunton 8 Miles

A superb range of farm buildings offering huge scope and potential for alternative uses subject to planning consent set within approximately three acres of grounds. For sale by Auction.

- For Sale By Auction
- Countryside views
- Close to Churchinford Village
- Ideal smallholding/stabling
- Freehold
- Yard and range of buildings
- Highly desirable location
- Variety of uses subject to planning
- Auction 4.30pm on 12/08/25
- Guide Price £200,000 - £225,000

Auction Guide £225,000

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Tuesday 12th August at 4.30pm.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION

The land and buildings are situated near Churchstanton, a small village which includes a School, Church and is close to the village of Churchinford. Situated in the heart of the Blackdown Hills, a designated Area of Outstanding Natural Beauty, surrounded by stunning, unspoilt countryside with numerous footpaths and bridleways. Churchinford offers a range of amenities including an award-winning Pub, Community Shop, Village Hall, Café, Church, and Doctor's Surgery. The county town of Taunton lies approximately 8.5 miles to the north, while Honiton is around 11 miles to the south, providing easy access to both the M5 motorway and mainline railway stations.

DESCRIPTION

The land and buildings at Paye Farm present a superb opportunity to purchase a range of modern and traditional farm buildings offering huge scope for alternative uses subject to planning with yard providing parking for a number of vehicles. The land has currently been cleared and is surrounded by mature hedging and some stock proof fencing. There is a footpath that crosses through the land

SERVICES

Mains electricity, private water via a well, sighted on the land. Please note the agents have not inspected or tested the services.



DIRECTIONS

From Taunton take Trull Road through the villages of Trull, Staplehay and Blagdon Hill, past Culmhead Business Park and take a right fork signposted to Honiton. Follow this road for approximately half a mile then take a right opposite Red Lane into Broad Street. Follow this road taking the second turning on the right, follow this road to the very end. Turn right at the junction and then immediately left up a private track, follow this road to where the road splits and follow the signpost to Paye Farm, continue down the track and the yard can be identified on the left hand side identifiable by a Stags For Sale board.

PROOF OF INDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.
An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly.
The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

Alex Penwell - Clarke Willmott, Blackbrook Gate, Blackbrook Park Avenue, Taunton, TA1 2PG Tel 0345 209 1018

COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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