



Blackwater Farm Buildings



Blackwater Farm

Buckland St. Mary, Chard, Somerset, TA20 3LE

Taunton 8 Miles

A wonderful opportunity to purchase a smallholding incorporating a range of barns in need of improvement, yard and approximately 23.5 acres of ground.

- For sale by Online Auction
- Auction end date - Tuesday 4th November at 4.30pm
- Rare opportunity
- Range of barns and yard
- Approximately 23.5 acres of ground
- Private entrance
- Wonderful rural setting
- Scope for improvement
- Mixture of rough pasture and woodland
- Freehold

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 4th November 2025 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 barns are in a delightful location on the Blackdown Hills, within the hamlet of Blackwater, which is in the parish of Buckland St Mary. Buckland St Mary offers a range of local facilities including a Parish Church and Primary School. The Blackdown Hills are designated an Area of Outstanding Natural Beauty and provide wonderful opportunities for walking and riding interests with footpaths and bridleways. Although the property is in a rural location, it is conveniently placed with access to Taunton and the A303 with links to the South East. Taunton, the County town has an extensive range of scholastic, recreational and shopping facilities together with access to the M5 motorway via Junction 25. There is also access to a mainline railway station.

DESCRIPTION

The barns at Blackwater represent a rare opportunity to purchase a smallholding which incorporate a range of outbuildings in need of improvement set within 23 acres of rough pasture and woodlands situated in a wonderful position in the Blackdown Hills. The Dutch barn sits within a yard and has an attached barn which is now dilapidated and includes a number of attached barns and stores.

There is a private entrance which leads up to a yard. The grounds include areas of rough pasture and mixed woodland and extend to approximately 23.5 acres.

SERVICES

The vendor informs us that there is mains electricity on site, but not connected, and that springs provide water for livestock.



DIRECTIONS

From Taunton take Silver Street heading onto South Road and further onto Shoreditch Road and over the motorway bridge taking the next left hand turning sign posted to Staple Fitzpaine and Chard. Follow this road for some distance and continue directly through the village of Staple Fitzpaine and past the Greyhound Public House. Continue rising up into the hills, eventually reaching a T-junction and turn left and follow this road for ½ a mile and turn right to Blackwater. Follow the road for a short distance where the entrance to the barns can be found on the right hand side.

PROOF OF IDENTITY

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

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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.

AGENT'S NOTE

A right of way exists for members of the family to visit the grave area of the deceased parents until the death of the last living grandchild of the deceased.

ACCESS

Access is available during daylight hours by prior arrangement with the agent and sales particulars in hand.

For illustration purposes only, not to be relied upon



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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