



Land at Orchardleigh Spring Gardens, Frome, Somerset  
BA11 2NZ

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About 4.27 acres of land



Frome centre 1.6 miles - Westbury 8.5 miles - Warminster 8.8 miles

• For sale by Online Auction • About 4.27 acres of land • Natural water supply • Auction Guide £60,000 • Freehold

Auction Guide £60,000

01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)

### **METHOD OF SALE**

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 23rd October 2024 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 [www.stags.co.uk](http://www.stags.co.uk) - Online Property & Land Auctions.

### **SITUATION**

The land is situated at Spring Gardens about 1.6 miles north of Frome in Somerset. The Frome bypass can be reached about 2.3 miles east which connects north to Bath or south to Warminster by the A36.

Frome is a popular large town with a wealth of amenities, services, leisure facilities and hospitality venues to support a buoyant regional population.

### **INTRODUCTION: AUCTION GUIDE £60,000**

The land extends to about 4.27 acres of pasture which is surrounded by boundaries of mature hedging and the water course, Mell's River, to the south.

The land is level and would be suitable for amenity uses, grazing livestock, keeping horses, tree planting or a range of alternative uses (subject to planning permission)

### **SERVICES**

No services connected

### **ACCESS**

Access by the public highway

### **TENURE AND POSSESSION**

Freehold and is available with vacant possession on completion.

### **LOCAL AUTHORITY**

Somerset Council - [www.somerset.gov.uk](http://www.somerset.gov.uk)

### **DESIGNATIONS**

Part of the land is located within a flood risk zone.

### **SPORTING AND MINERAL RIGHTS**

The mineral rights insofar as they are owned are included with the freehold.

The sporting rights are not in hand and not included in the sale.

### **WAYLEAVES & RIGHTS OF WAY**

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

### **COVENANTS**

The land is subject to a restrictive covenant where by the owners of the land will not alter the present use of the woodland. Please see the 1988 conveyance found in the legal pack for more information.

### **PLANS & BOUNDARY FENCES**

A plan which is not to scale, is included with these sale particulars for identification purposes only.

The vendor shall not be called upon to define the ownership of boundary fences.

### **COMPLETION DATE**

The completion date will be 20 working days after the auction or as dictated by the solicitor.

### **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.

Guide prices may change at any time prior to the auction.

### **BUYERS & ADMINISTRATION FEES**

The successful purchaser(s) will be liable to pay the sum of £5,000 inc VAT.

From this a 'buyers fee' of £2,400 (inc VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.



An additional 'administration' fee of £1,200 including 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.

#### **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 administration.

#### **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.

#### **VENDORS SOLICITOR**

FAO Helen Lock of Clarke Willmott  
03452091101 / Helen.Lock@clarkewillmott.com

#### **VIEWING**

By appointment only. Please contact Stags Farm Agency on 01392 680059.

#### **WARNING**

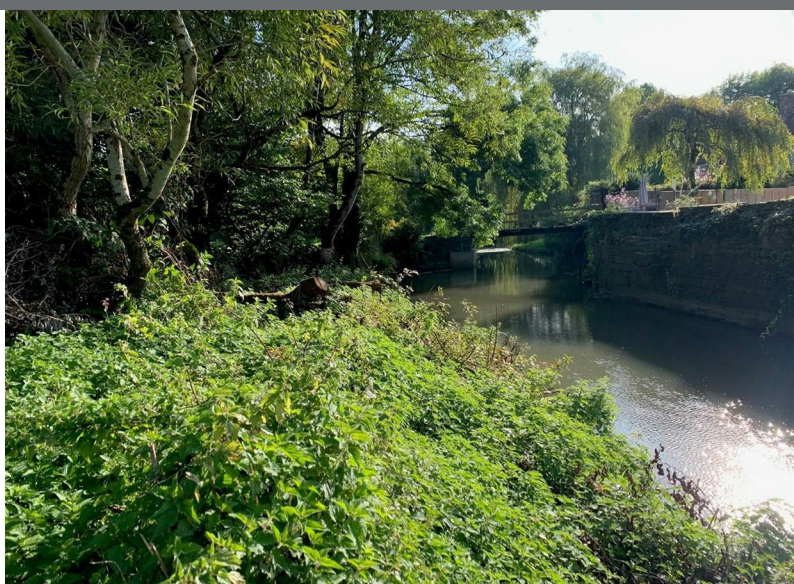
Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

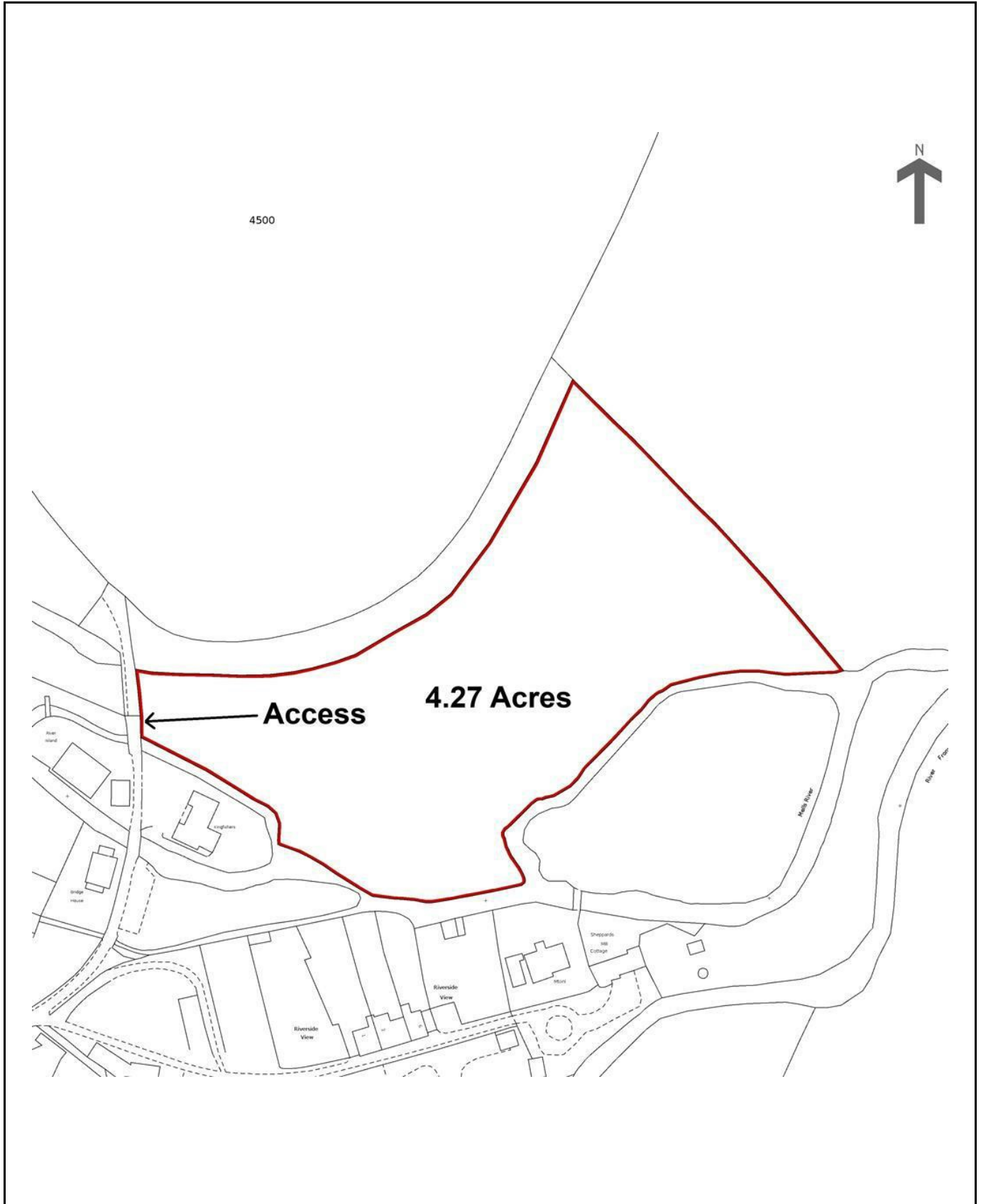
#### **DIRECTIONS**

From the centre of Frome, head north of the A3090 to exit the town. At Old Ford, turn left at Jay's Kitchen and head west on Iron Mill Lane for about 1 mile before turning right onto Jeffries Lane. Continue through the houses until a dead end is reached. The land is on the right of the lane and you will need to pass through a galvanised gate to reach the field entrance.  
What3words///sends.goal.deaf

#### **DISCLAIMER**

These particulars are a guide only and should not be relied upon for any purpose.





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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.