

STAGS

Land at Browns Island North Coker, Yeovil, Somerset BA22 9LU

A strategically positioned field on the edge of North Coker extending to approximately 4.75 acres.

A30 0.5 miles - North Coker 0.7 miles - Yeovil 2.9 miles

• For Sale By Online Auction ending Tuesday 1st of December 2026 at 4pm. • Strategic position close to North Coker • Level grassland within a single enclosure • Direct road frontage • Good access to the A30 and Yeovil • Auction Guide Range £50,000 to £75,000 • FREEHOLD

Auction Guide £50,000

01392 680059 | farms@stags.co.uk

METHOD OF SALE
The property will be offered for sale by Online Traditional Auction. The auction end date is Tuesday 1st of December 2026 at 4pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property details can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION
The land at Browns Island is positioned on the northwestern edge of North Coker in South Somerset. North Coker benefits from a range of local amenities including a village café and primary school. The land sits within a strategic position close to the village boundary and benefits from close access to the A30 which provides direct access to Yeovil and the A3088.

GENERAL DESCRIPTION
AUCTION GUIDE: £50,000 - £75,000
The land extends to approximately 4.75 acres (1.92 ha) of grassland within a single enclosure. The land is bounded by a combination of mature hedgerows and post and wire fencing and benefits from direct access to the adjoining highway. The land is within easy reach of North, East and West Coker and has previously been utilised for silage but may present scope for alternative uses, subject to the necessary consents.

ACCESS
Direct access from the adjoining highway.

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. No public rights of way affect the land.

SERVICES
No mains services connected. Prospective purchasers should make their own enquiries as to potential future connections.

TENURE AND POSSESSION
The land is held freehold and is available with vacant possession on completion.

LOCAL AUTHORITY
Somerset County Council

VIEWING
Strictly by prior appointment with Stags. Please call 01392 680059 or email: farms@stags.co.uk to arrange an appointment.

PROOF OF IDENTITY
Under the 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 Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction. Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.) Additional Administration Fee - £1,200 inc VAT.

DEPOSIT PAYMENT
Where stated on the property listing, you agree that Bamboo may preauthorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the preauthorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

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 Proptech 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 which will contain material information regarding the property and to seek legal advice prior to bidding.

COMPLETION DATE
The completion date will be outlined within the legal pack and is usually 20 working days after the auction closing date.

SOLICITOR ACTING
Battens Solicitors, Maltravers House, Petters Way, Yeovil, Somerset, BA20 1SH
Contact: Mr Rupert Edwards
rupert.edwards@battens.co.uk

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. The 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. Please refer to clause - Additional amounts payable at completion (if any) (see condition G6.2) in the special conditions of sale.

DISCLAIMER

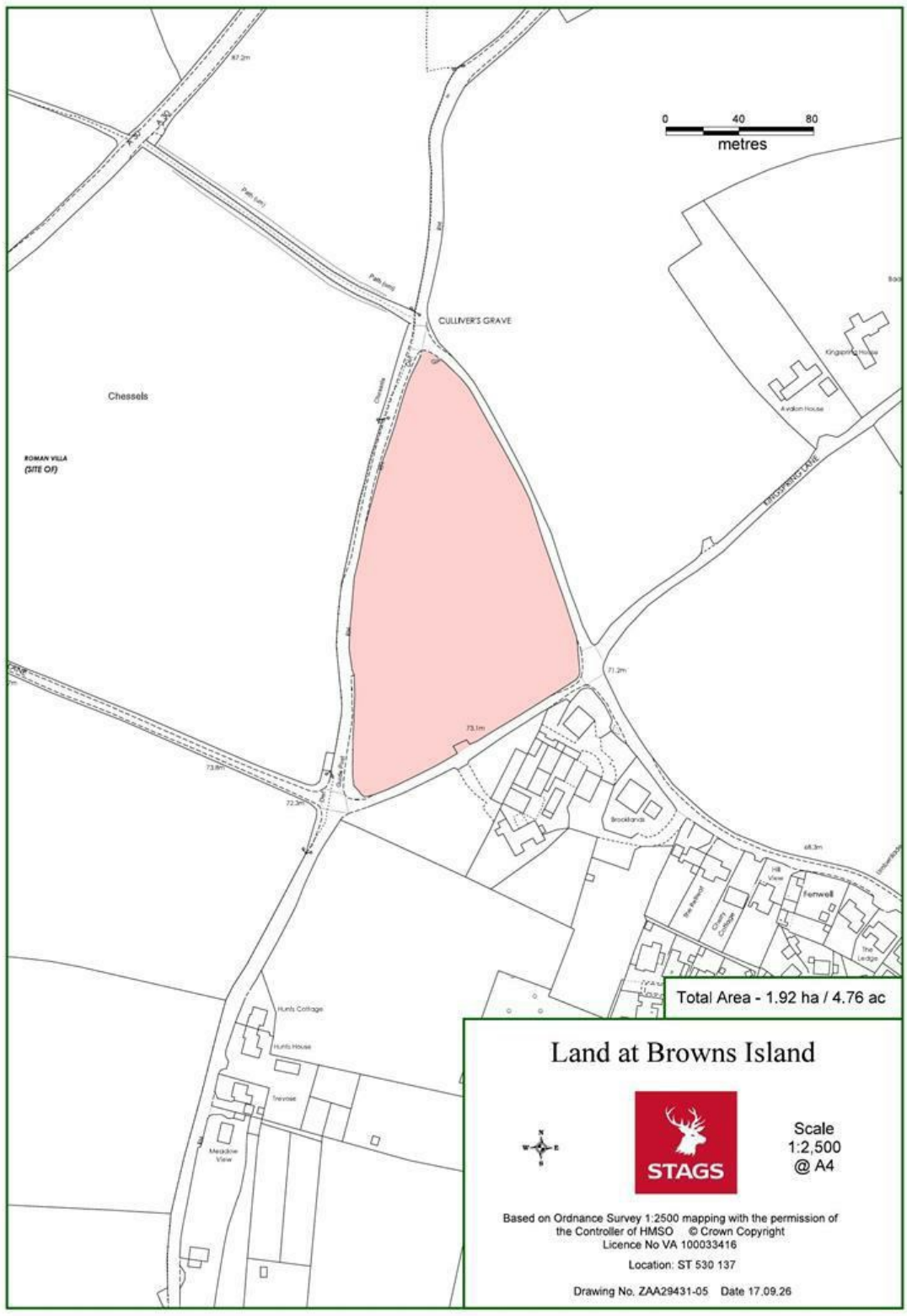
Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. All photographs, measurements, floorplans and distances referred to are given as a guide only. 4. 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.











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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.