



Land



Land lying to the NW

Bathpool, Taunton, Somerset, TA2 8BZ

Taunton 3 miles, Bridgwater 11 miles

A 0.6 acre parcel of land situated between Monkton Heathfield and Bathpool offering excellent amenity appeal and planning potential. For Sale by online Auction on 09/09/2026 at 4.30pm

- Online Auction - End date 9th Sept 4.30pm
- Attractive parcel of land 0.6 acres
- Direct road access
- Suitable for a variety of purposes
- Freehold with vacant possession

By Auction £100,000

METHOD OF SALE

The land will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is 9th September 2026 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 is situated on the junction of Bridgwater Road and the bottom of Milton Hill. Bathpool is a popular and well connected residential area on the eastern side of Taunton offering an appealing balance between countryside surroundings and every day convenience.

The centre of Taunton lies only three miles away providing an excellent range of shops, schools, recreational facilities and mainline railway services while junction 25 of the M5 is readily accessible for travel towards Exeter, Bridgwater and beyond. Despite its convenient location Bathpool retains a relaxed village atmosphere with nearby walks, open countryside, access to the canal and public house and the Hankridge Farm retain park.

DESCRIPTION

0.6 acre parcel of land is situated between Monkton Heathfield and Bathpool offering excellent amenity appeal and also having significant planning potential subject to planning. The site is currently overgrown, is part post and rail fenced with further stock proof fencing with mature hedgerows and gated access from the main road.

A boundary plan, which is not to scale is available with these sales particulars for illustration purposes only - please refer to the legal pack for full details.

SERVICES

There are no services currently connected to the site.



DIRECTIONS

The land can be found leaving Taunton on the dual carriageway by leaving Toneway, at Creech Castle traffic lights bear left, go over the river bridge to the next roundabout, proceed straight ahead, bear left and the land can be identified on the right hand side via a Stags For Sale board.

What3Words: ///videos.hires.renting

VIEWINGS

Please note that there will be particular viewing days organised, please contact the office to confirm details.

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 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 pre-authorise 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 pre-authorisation 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 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

Jenna Michaels, Penderlaw Solicitors, 11 High Cross, Truro, Cornwall, TR1 2AJ Tel 01872 241408

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.



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