

STAGS

Home Paddock Moor Lane, East Coker, Yeovil, Somerset BA22 9JR

An attractive grassland paddock extending to just over 2 acres close to East Coker

East Coker 0.1 miles - West Coker / A30 2.2 miles - Yeovil 3 miles

• For Sale by Online Auction ending 2nd of December 2026 at 4.30pm • Auction Guide £30,000 - £50,000 • Natural water supply • Suitable for mowing and grazing • Access from Moor Lane • Vehicular and pedestrian access to East Coker village • Freehold

Auction Guide £30,000

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 2nd of December 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 details can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION
Home Paddock is located on the fringes of the village of East Coker, a quiet rural village in South Somerset. East Coker is readily accessible by a network of public roads which connect to the larger settlements of Yeovil (3.3 miles) and Crewkerne (7.6 miles) as well as the smaller surrounding villages. East Coker benefits from a well regarded village pub and further amenities are available at West and North Coker including a primary school, Village Café and GP surgery. The A30 at West Coker provides direct access to Yeovil and the A3088.

GENERAL DESCRIPTION
AUCTION GUIDE: £30,000 - £50,000
The land extends to approximately 2.09 acres (0.84 ha) of grassland within a short distance of the village centre. The land is bounded by a combination of mature hedgerows and post and wire fencing and a brook to the eastern boundary. The land is well suited for mowing and grazing but may present scope for alternative uses (STP).

ACCESS
Access to the property is over Moor Lane, no legal vehicular access rights can be transferred.

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. A public footpath runs along the western boundary as identified on the sale plan.

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.

FLOOD RISK ZONE
Part of the land falls within a flood risk zone.

PLANS & BOUNDARY FENCES
A plan which is not to scale, is included with these sale particulars for identification purposes only. The incoming purchaser will be responsible for erecting a stockproof fence between points A - B on the sale plan within 6 weeks of completion. Vendor responsible for identifying and pegging the boundary.

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

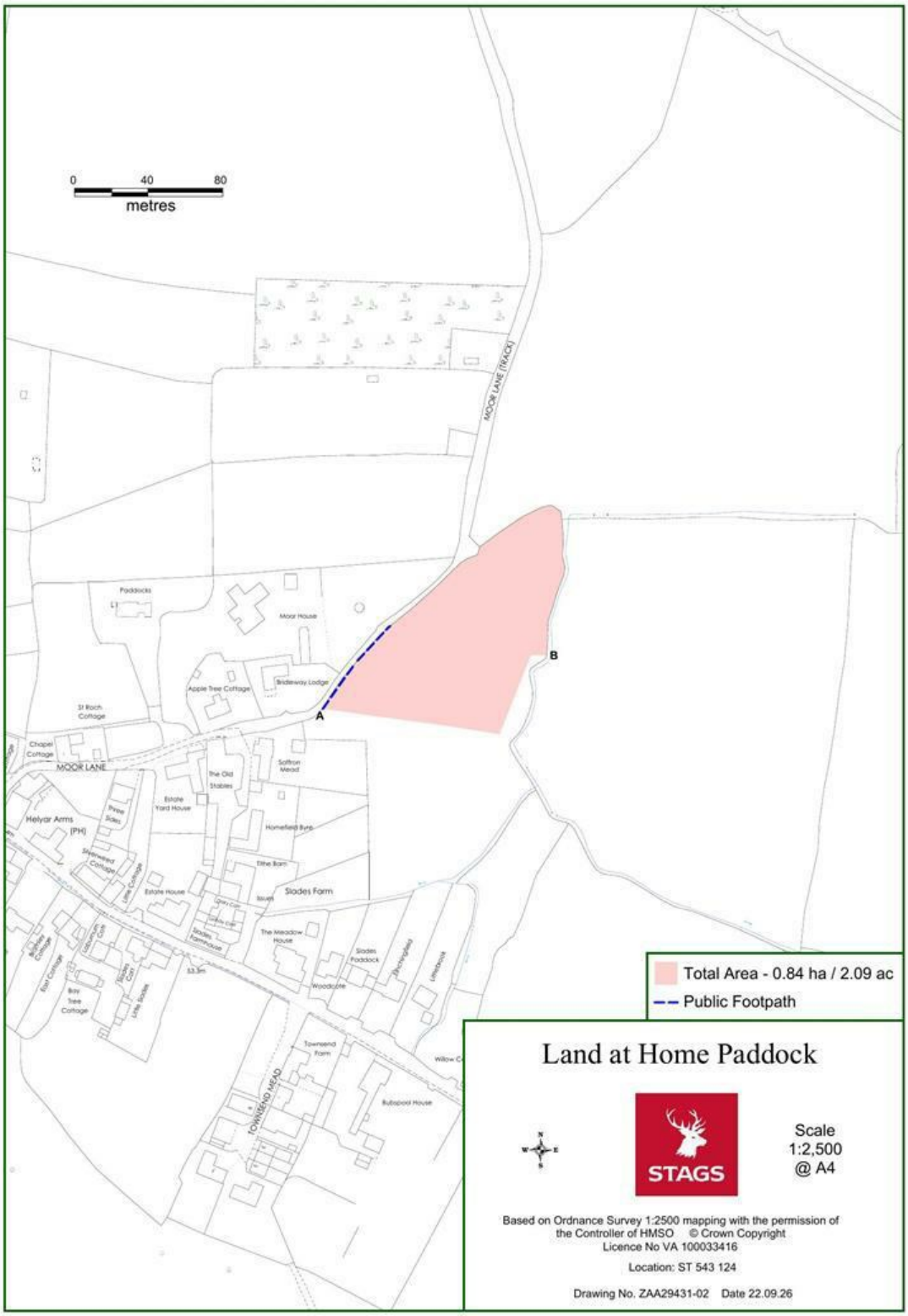
Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. All photographs, measurements, floorplans and distances referred to are given as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