

STAGS

Land at Pincushion Corner , East Coker, Yeovil, Somerset BA22 9QN

A useful grassland paddock extending to 2.60 acres (1.05 ha) close to East Coker village

East Coker 0.8 miles - West Coker / A30 2.9 miles - Yeovil 3.6 miles

• For Sale By Online Auction Tuesday 1st December 2026 at 3.30pm • Attractive paddock on the edge of the village • Suitable for mowing and grazing • Direct road frontage • Good access to Yeovil and surrounding villages • Guide Price £30,000 to £50,000 • 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 Tuesday 1st December 2026 at 3.30pm. 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
The land is positioned on the eastern side of the village of East Coker, a quiet rural village in South Somerset. East Coker is readily accessible to 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. There are a number of local footpaths and bridle ways for walking and hacking.

GENERAL DESCRIPTION
AUCTION GUIDE: £30,000 - £50,000
The land extends to approximately 2.60 acres (1.05 ha) of level grassland within a single enclosure and is well suited to mowing and grazing. The land is bounded by a combination of mature hedgerows and post and wire fencing.

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

DESIGNATIONS
The land does not fall within a NVZ but we understand that the neighbouring land does.

LOCAL AUTHORITY
Somerset Council - https://www.somerset.gov.uk/

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.

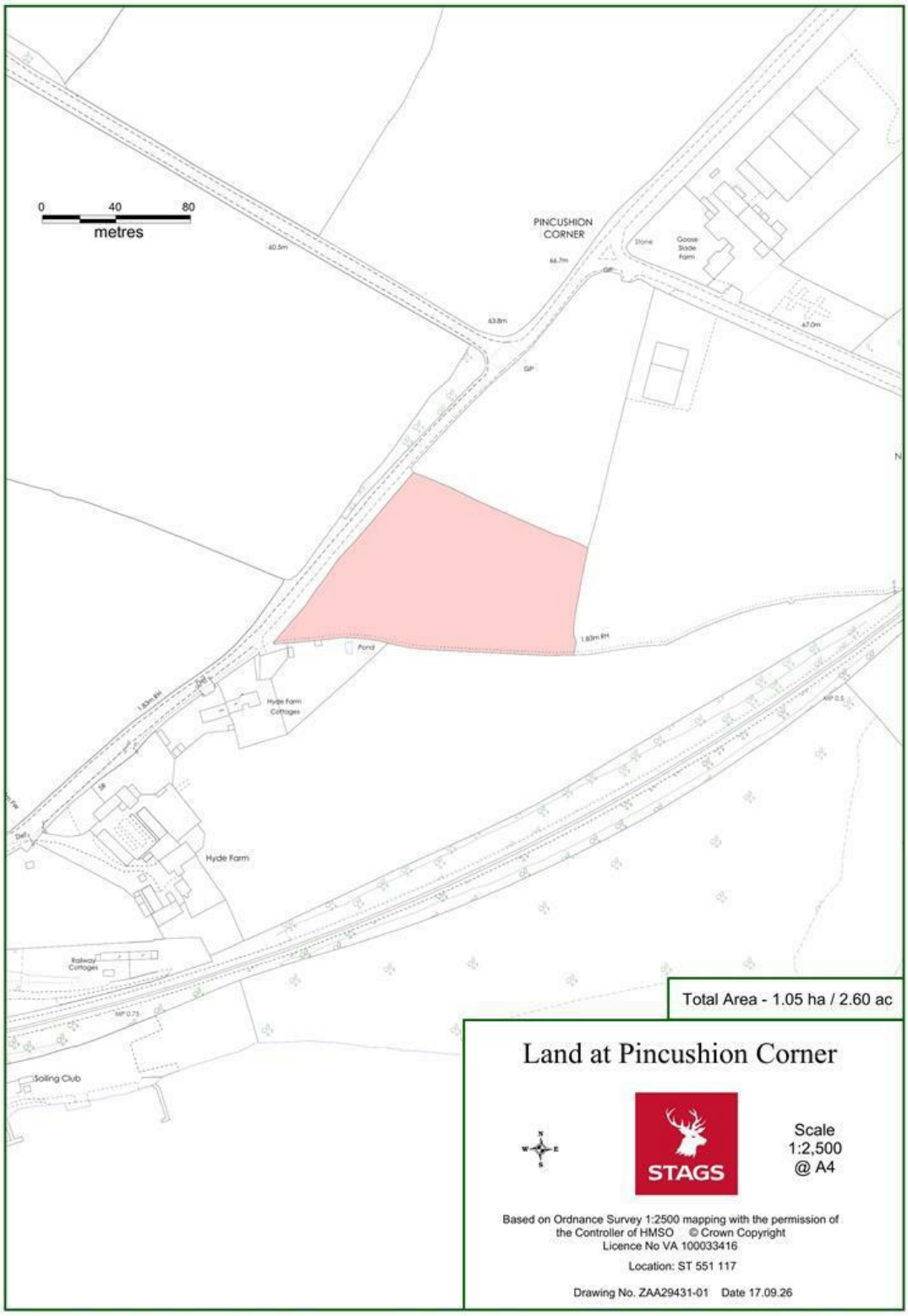
DISCLAIMER

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.