

Land at Staple Hill Buckland St Mary, Chard, Somerset TA20 3QY

A useful block of agricultural land and woodland extending to about 6 acres with excellent highway frontage within the Blackdown Hills National Landscape

Wellington 8 miles - Taunton 7.4 miles - Honiton 12.5 miles

• Online Auction - Concluding Tuesday 8th September 2026 at 5pm • Approximately 6.04 acres (2.46 ha) in all • Useful agricultural land for mowing and grazing • Mixed woodland with excellent amenity appeal • Direct road frontage • Good access to Wellington, Taunton and Honiton • FREEHOLD

By Auction £60,000

01392 680059 | farms@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 Tuesday 8th September at 5pm.
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 in an accessible rural location to the northwest of the hamlet of Buckland St Mary, which includes a parish church and village hall. The nearby village of Bishopswood hosts the well regarded Gastropub The Candlelight Inn. The market town of Wellington is located approximately 8 miles to the west and provides a wider range of amenities including a Waitrose supermarket, a busy high street and direct access to the M5 motorway.

The land is well served by roads, including the B3170 which provides direct access to the regional town of Taunton. The land is located within the Blackdown Hills National Landscape (formerly Blackdown Hills Area of Outstanding Natural Beauty).

DESCRIPTION
AUCTION GUIDE: £60,000
The land extends to approximately 6.04 acres (2.45 ha) in all of productive, mostly level grassland, suitable for mowing and grazing and mixed woodland. The land benefits from good access provisions with direct highway frontage to the northern and eastern boundaries. The land is enclosed by stockproof post and wire fencing with separate access into the woodland. The land is identified as Grade 4 according to the Natural England Provisional Land Classification Maps. The land falls within the Deadman SSSI (Site of Special Scientific Interest).

SERVICES
No mains services are connected. Prospective purchasers should satisfy themselves as to the potential for any future connections.

TENURE
The land is owned freehold and registered with the Land Registry. A copy of the title register is available in the legal pack. Vacant possession is available upon completion.

RESTRICTIVE COVENANTS
The property is sold subject to restrictive covenants contained within the 1996 transfer. Covenants include; restricting the land for agricultural use only, prohibit the erection of any additional structures without prior consent from the Crown Estate Commissioners, not to cause any nuisance or annoyance to the Crown Estate's retained land. Further details and a copy of the 1996 transfer are available within the legal pack.

AIRSPACE AND SUBSOIL
Prospective purchasers be aware that the airspace above three metres from the surface of the property and the subsoil below one metre from the surface are excluded from the title and were reserved by the Crown Estate Commissioners upon the original conveyance in 1996. Further details are contained within the title register within the legal pack.

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.

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

DIRECTIONS
From Wellington town centre, head along Pyles Thorne Road towards the A38, go straight over the road onto Ford Street. Follow the road for approximately 2 miles and at the junction, turn left onto Blackdown Hill. Follow the road for approximately 5 miles and the land will be found on the right hand side, identified by the Stags For Sale board.

WHAT3WORDS
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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.

DESPOSIT 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
Clarke Willmott Solicitors, Blackbrook Gate, Blackbrook Park Avenue, Taunton, TA1 2PG
Contact: Mark Buckerfield - mark.buckerfield@clarkewillmott.com

DEFINITION OF AUCTION GUIDE & 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.

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.