

STAGS

Land at Culmhead , Culmhead, Taunton, Somerset TA3 7EA

1.55 acre paddock with a range of agricultural buildings within an accessible area of the Blackdown Hills.

Churchinford 2.8 miles - Taunton 6.5 miles - Wellington 7.1 miles

• Online Auction • 1.55 acres (0.62 ha) in all • Divided into two enclosures • Range of agricultural buildings • Direct Road Access • 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 14th July 2026 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 situated on the edge of the small Hamlet of Culmhead, within the Blackdown Hills National Landscape (formerly AONB). The village of Chuchinford is positioned approximately 2.4 miles to the South and includes a village pub and shop. The larger town of Wellington is located approximately 7 miles to the west which hosts a larger range of amenities and provides direct access to the M5 Motorway.

DESCRIPTION
Auction Guide: £50,000
The land extends to approximately 1.55 acres of paddock land, separated into two well-fenced enclosures divided by an internal gate. There are a range of agricultural buildings including a workshop, general storage building, a block construction storage building and a pole barn / hay store, all in a poor state of repair. The buildings may lend themselves to alternative uses, subject to the necessary planning consents.
The land is gently sloping and well fenced with stockproof post and wire fencing. There are 4 access points from the adjoining highways.

SERVICES
No mains water. An electricity supply is currently connected, however this will be disconnected prior to completion as it is served via the vendor's retained property. Prospective purchasers should make their own enquiries as to potential future connections.

TREE PRESERVATION ORDERS & LISTED BUILDING STATUS
There are a number of trees on the property subject to TPOs. Further details are available within the legal pack. We understand that there is a historic road sign on the land which is Grade II Listed under Entry Number: 1344633.

TENURE
The land is owned freehold and registered with the Land Registry.

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.

SPORTING AND MINERAL RIGHTS
We understand that the Mineral Rights are held by a third party. Further details are contained within the legal pack.

ENFORCEMENT NOTICE
There is a historic Enforcement Notice from 1989, we understand that the conditions of this notice have been met. A copy of the notice is available within the legal pack.

RESTRICTIVE COVENANTS
The land will be sold subject to restrictive covenants to not use the property for any purpose other than agriculture and to not do anything at the property which may cause nuisance or annoyance to the vendor's retained land. Further details are available in the transfer within the legal pack.

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

DIRECTIONS
From Junction 26 (Chelston Interchange) of the M5 take the 5th exit and stay on Gerbestone Lane. After approximately 0.3 miles, turn left onto Calways Lane and follow the road for approximately 2.5 miles. Turn left onto Blackdown Hill Road and follow the road for approximately 3.3 miles and the land will be on the left hand side, identified by the Stags For Sale board.

WHAT3WORDS
///numeral.thrashed.leave






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 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 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
WBW Solicitors, Blackdown Chambers, Unit 10 Weycroft Avenue, Axminster, Devon, EX13 5HU
Contact: Angel-Love Bentil-Tumi angel-lovebentil-tumi@wbw.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.

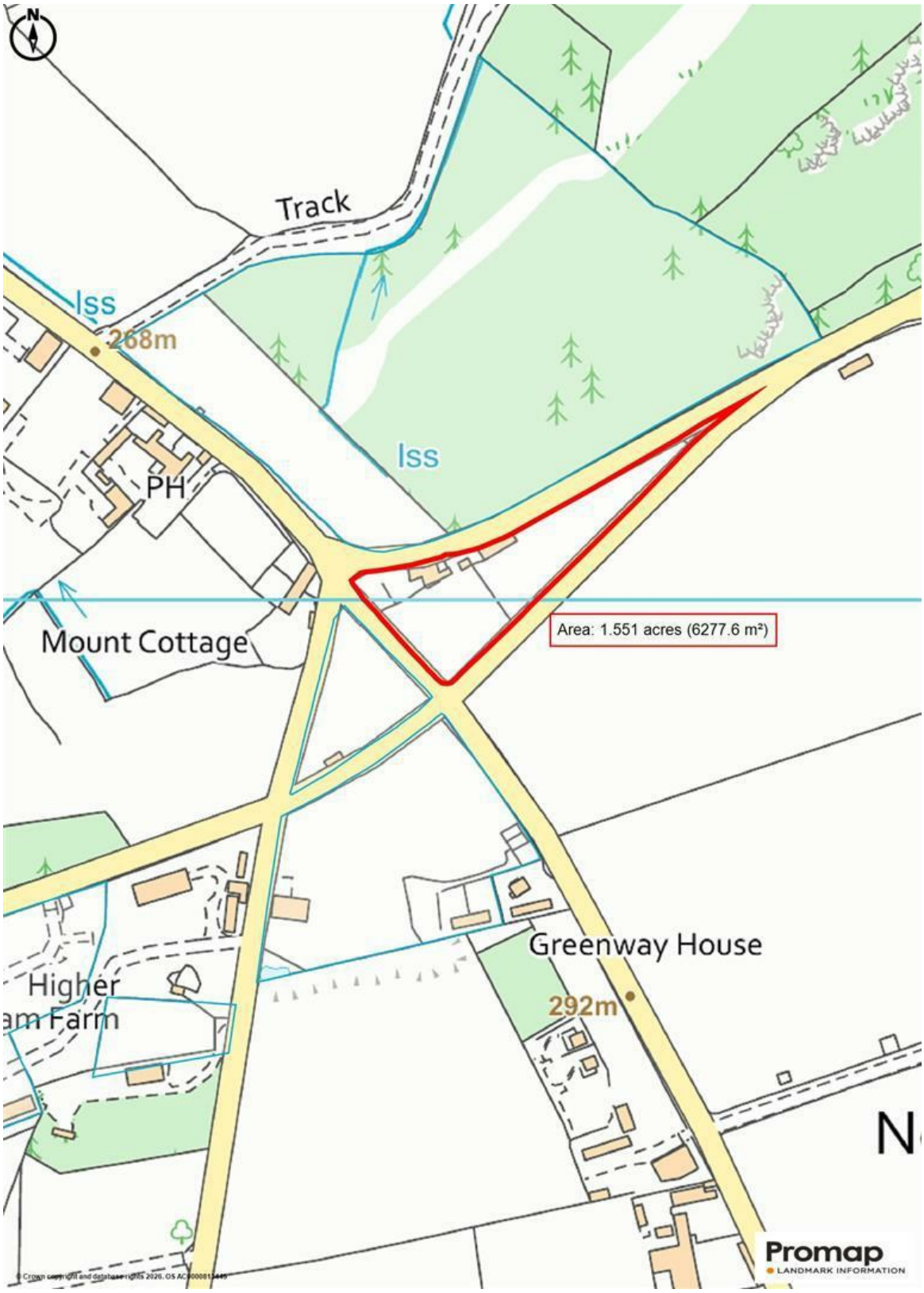
DISCLAIMER
Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. All photographs, measurements, floorplans and distances referred to are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











STAGS

@StagsProperty

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.