



📍 Stable Yard at East Woodlands Road, East Woodlands, Frome, Somerset, BA11 5LY

📄 Auction Guide £50,000

- For Sale by Online Auction
- Thursday 9th July 2026
- Lot 12
- Guide Price £50,000+

🏠 Freehold

📊 EPC Rating



LOT 12  
FOR SALE BY ONLINE AUCTION  
THURSDAY 9th JULY 2026  
GUIDE PRICE £50,000+

Stable yard with dilapidated buildings providing potential for future development (subject to consents).

The yard is situated in a rural position with residential dwellings in the vicinity, it is adjoining the Horse & Groom Inn and is on the edge of the Longleat Estate.

The buildings are a mix of older stone barns with more modern wooden stables plus a garage either side of a concrete yard. There is a parking area to the front and included in the sale is a parcel of the paddock to the rear.

The extent of the whole property is shown edged blue for identification purposes only on the aerial photo and measures about 1.0 acre.

what3words///rural.deal.nation

For further information please go to our auction site.

#### **Situation**

The idyllic hamlet of East Woodlands lies about 1 mile south of the A361 and is approached via country lanes. The hamlet backs on to the Longleat Estate and enjoys easy access to wonderful countryside and woodland. There is a village hall and church. The market town of Frome is approximately 2 miles away and offers a comprehensive range of amenities as well as a regular artisan market and rail connections to Bristol and Weymouth.

#### **Viewings**

You can view the land at anytime.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

#### **Online Auction**

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When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.

#### **Legal Pack**

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trowbridge@strakers.co.uk

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