



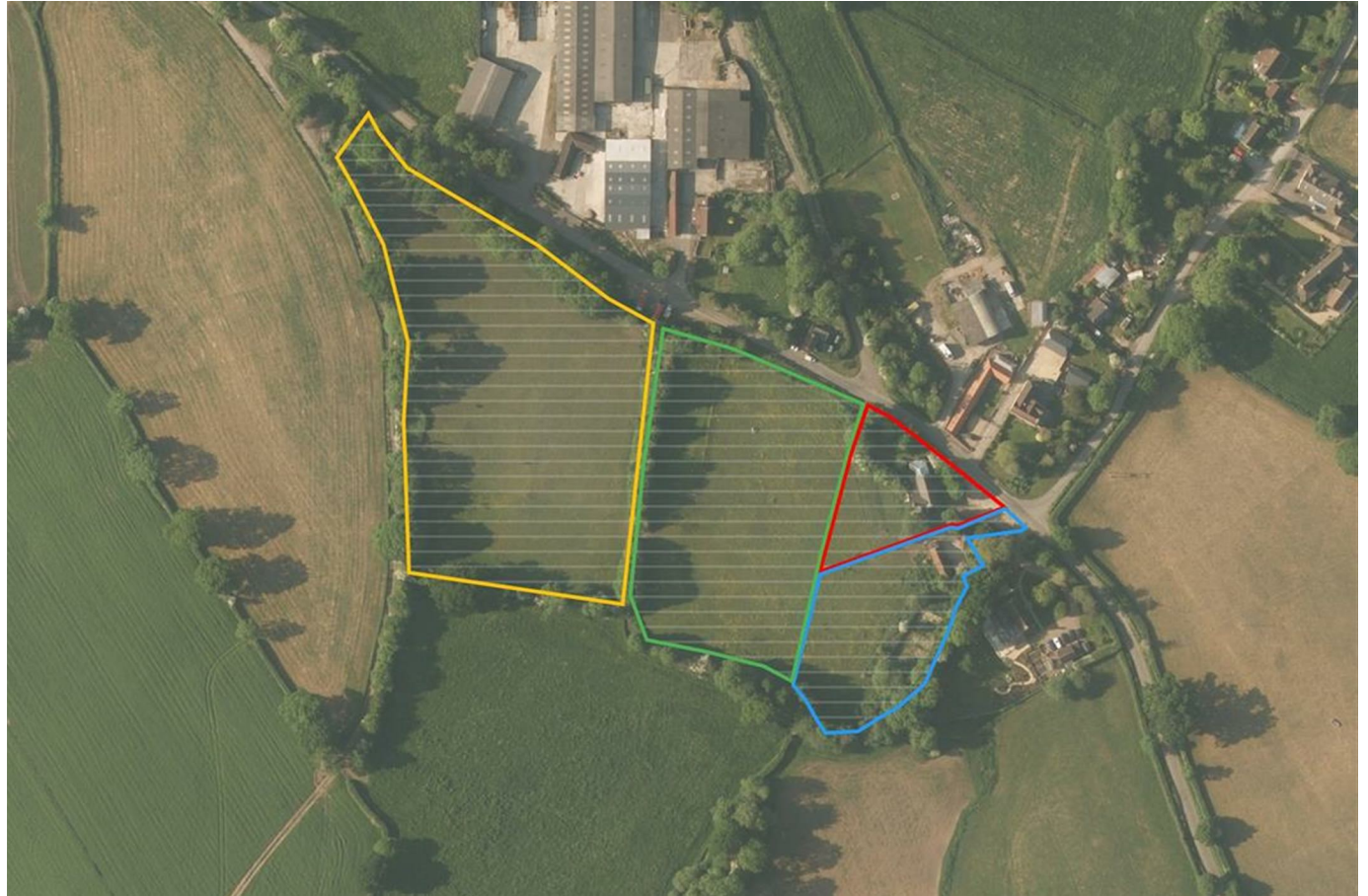
📍 About 2.25 Acres at East Woodland road, East Woodlands, Frome, Somerset, BA11 5LY

🔗 Auction Guide £25,000

- For Sale By Online Auction
- Thursday 9th July 2026
- Lot 13
- Guide Price £25,000+

🏠 Freehold

🏠 EPC Rating



LOT 13  
FOR SALE BY ONLINE AUCTION  
THURSDAY 9th JULY 2026  
GUIDE PRICE £25,000+

Slightly sloping paddock situated in a rural position on the edge of Longleat estate with residential properties nearby. The paddock adjoins Lot 11: The Horse and Groom Inn and Lot 12: The Stable Yard.

The paddock has road frontage to East Woodlands Lane and a private entrance will need to be created. We understand there is water connected or in the vicinity.

The extent of the paddock is shown edged green for identification purposes only on the aerial photo and measures about 2.25 acre.

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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**

In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

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**

You can download or pre-register for the legal packs via our website [www.strakers.co.uk](http://www.strakers.co.uk) by using the 'Menu' at the top of the page and selecting 'Auctions', then 'Current Auction'. This will produce a lot list. Find the lot of interest and click 'View Legal Documents'. You will need to sign-up by entering your email address and creating a password the first time you use this, your log-in will stay valid for all of our future auctions. The legal pack may not be available straight away, but as long as you have registered to receive it you will be notified as soon as it is available.

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The logo for 'strakers' features the word 'strakers' in a lowercase, serif font. The letter 's' is stylized with a decorative flourish that loops around the top of the letter.

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