



Kiln Ground Copse , Wellisford, Wellington, Somerset TA21 0SB

An attractive deciduous woodland surrounded by open countryside

Thorne St. Margaret 0.3 miles - Langford Budville 2.0 miles - Wellington 4.5 miles

• Mixed deciduous trees • 1.85 acres (0.75 hectares) • Direct road access • Surrounded by open countryside • For Sale by Auction • FREEHOLD

Guide Price £25,000

01392 680059 | farmagency@stags.co.uk

METHOD OF SALE

The property is offered for sale by Traditional Online Auction (unless sold prior.) The auction end date is Thursday 10th July 2025 at 4.00pm. The vendor reserves the right to withdraw, sell or alter the land for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction page.

SITUATION

Kiln Ground Copse is situated in an attractive rural location, surrounded by open countryside and approximately 0.3 miles north of the pretty village of Thorne St. Margaret in Somerset. The village of Langford Budville is 2 miles to the north-east and the town of Wellington lies 4.5 miles south-east of the woodland.

DESCRIPTION

Kiln Ground Copse has been within the same ownership for over 30 years and comprises an attractive woodland consisting of mainly broadleaved trees, surrounded by open countryside yet within easy reach of the town of Wellington. In total the woodland extends to 1.85 acres (0.75 hectares).

There are a variety of trees including silver birch, oak, holly and beech and a lot of flora on the woodland floor including bluebells and primroses during the spring months.

SERVICES

There are no services connected to the land.

ACCESS

There is direct access to the public highway.

TENURE

The land is owned freehold and is registered on the Land Registry.

LOCAL AUTHORITY

Somerset Council (Somerset West and Taunton)

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

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.

There is a public footpath passing through the wood.

BOUNDARY PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

Viewings are strictly by appointment. Please contact Stags (01823 662822 or email: farms@stags.co.uk) to arrange an appointment.

DIRECTIONS

From Wellington take the A38 towards Exeter. After approximately 2½ miles at the Beam Bridge Hotel, turn right and at the next crossroads continue straight over. Proceed up the hill for 0.7 miles and turn right at the next crossroads signposted Thorne St Margaret. Continue for 0.7 miles and turn left just after the church. Continue for approximately 0.3 miles and Kiln Ground Copse will be found on the right.



WHAT3WORDS

Reference/// photo.mills.household

PROOF OF IDENTITY

Under 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 AND ADMINISTRATION FEES

The successful purchaser(s) will pay the sum of £5,000 at the end of the auction. From this a buyer's fee of £2,400 (inc VAT) is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the deposit.

An additional administration fee of £1,200 (inc VAT) will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the Buyer may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly.

The remainder of the 10% deposit payment is to be transferred to the buyer's solicitors and must be in their client account with 48 hours of the auction ending. It is essential that buyers instruct their solicitor in advance of the auction.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Auctions 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/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

Porter Dodson Solicitors, Taunton. Contact: Michelle Mallon.

COMPLETION DATE

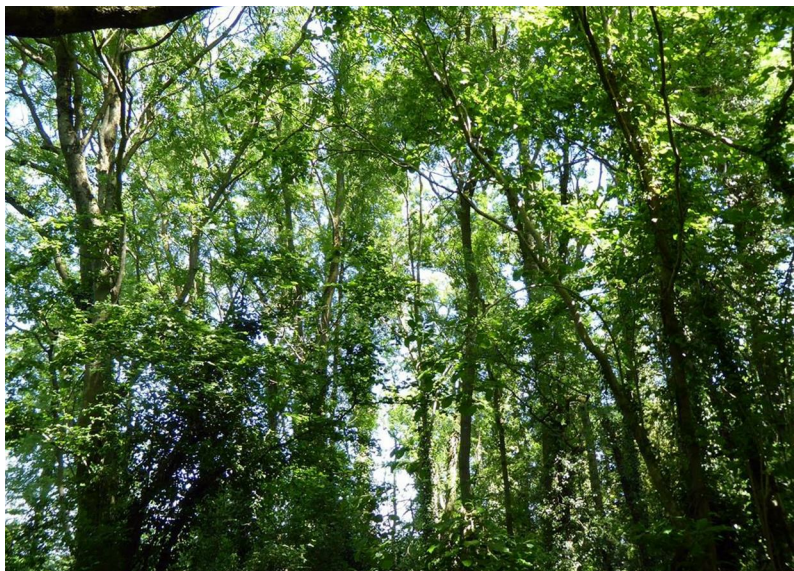
The completion date will be 20 working days after the auction or earlier by arrangement.

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 10% of the guide price. 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. 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.





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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.