



Lambpark Farm Buildings



Lambpark Farm

Churchinford, Taunton, TA3 7PL

A range of farm buildings offering scope and potential for alternative uses subject to planning consent with approximately 6.16 acres of productive pasture for sale by auction.

- BY AUCTION
- Yard and range of buildings
- Highly desirable position
- Alternative uses stp
- Auction Tuesday 8th July 2025 at 5pm
- Pasture of 6.16 acres approx
- Countryside views
- Close to Churchinford
- Ideal smallholding/stabling
- Freehold

Auction Guide £150,000

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is 5pm on Tuesday 8th July 2025.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION

The village of Churchinford offers a range of amenities including an award-winning pub, community shop, village hall, café, Church, and doctor's surgery - all within easy walking distance. Situated in the heart of the Blackdown Hills, a designated Area of Outstanding Natural Beauty, Churchinford is surrounded by stunning, unspoilt countryside with numerous footpaths and bridleways. The county town of Taunton lies approximately 8.5 miles to the north, while Honiton is around 11 miles to the south, providing easy access to both the M5 motorway and mainline railway stations.

DESCRIPTION

The land and buildings at Lambpark Farm present a superb opportunity to purchase a range of modern farm buildings offering scope for alternative uses which includes good road frontage and access with yard providing parking and turning for multiple vehicles. The buildings include three part corrugated iron clad buildings providing useful storage.

The land is laid to level pasture and extends to approximately 6.16 acres surrounded by mature hedging and stock proof fencing.

SERVICES

Mains electricity and water. Please note, the vendor cannot verify the connection or source of the water.

The agents have not inspected or tested the services.



DIRECTIONS

From Taunton, take Trull Road and continue through the villages of Trull, Staplehay, and Blagdon Hill continuing straight until reaching the village of Churchinford. On leaving the village the land and buildings can be identified after a short distance on the left hand side identified by a Stags For Sale board.

PROOF OF INDENTITY

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 & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. 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 purchase price.
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 winning Bidder 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 handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

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 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, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

Jenny Shepherd - Porter Dodson, 15 High St, Wellington TA21 8QR Phone: 01823 666622

COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION GUIDE AND RESERVE

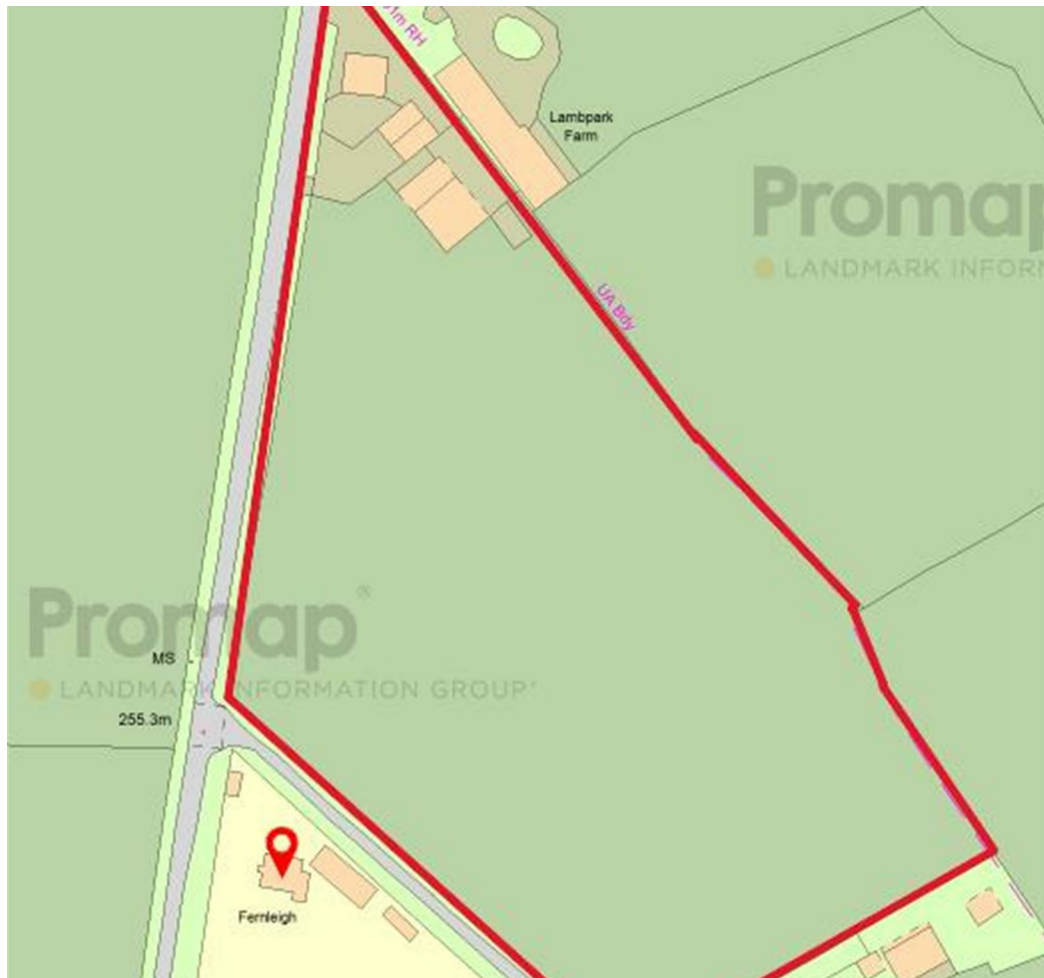
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to 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. 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.

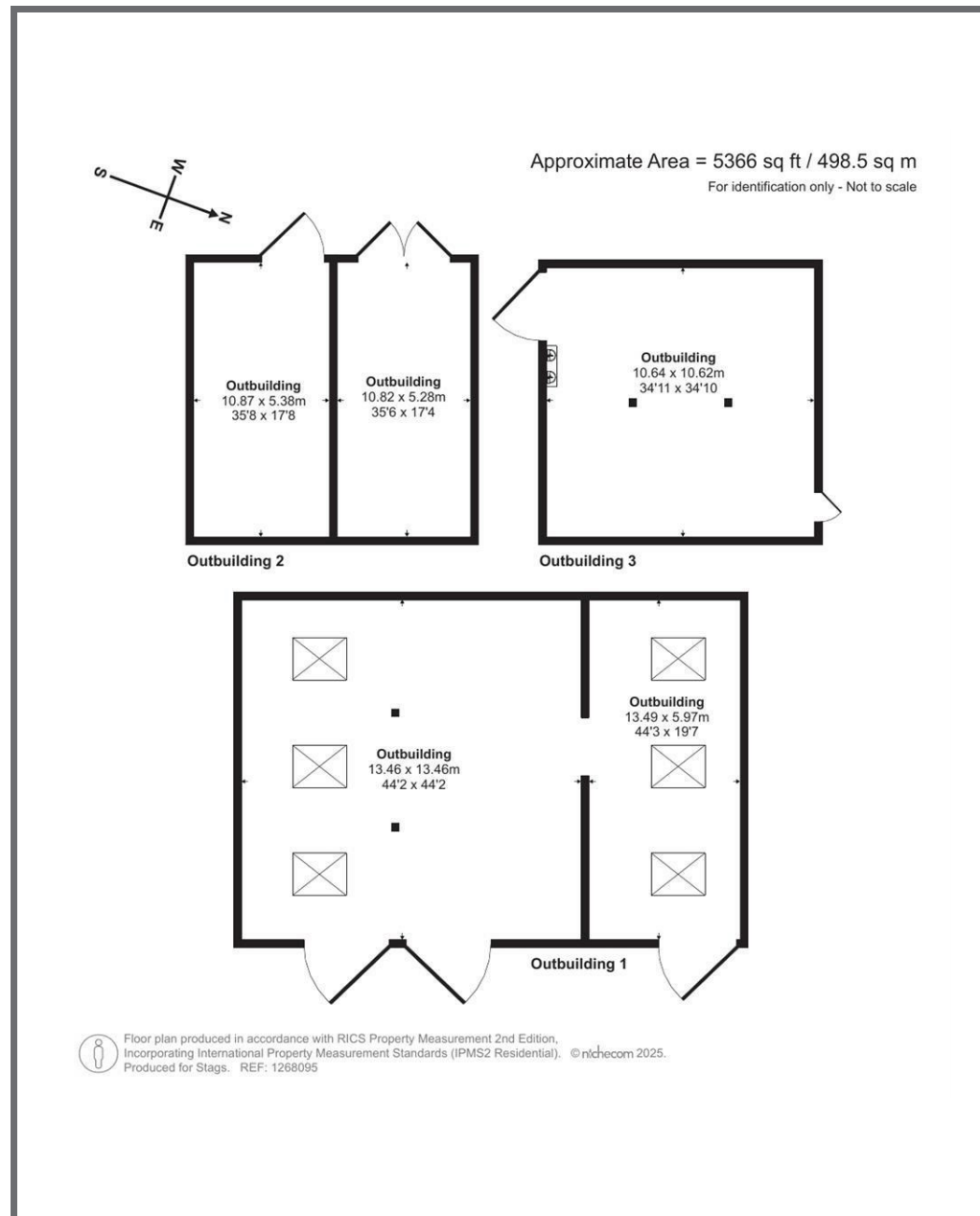


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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