



The Village Hall



METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is 4th March 2026 at 4pm.

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

Durston is a hamlet which includes a church and is conveniently located just 6 miles from the County Town of Taunton and around 8 miles from the town of Bridgwater. Both towns, particularly Taunton, provide excellent shopping and scholastic facilities, access to the M5 motorway at either junction 24 or 25 giving quick and easy access to the cities of Bristol and Exeter and high speed rail service from Taunton to Paddington.

DESCRIPTION

The former village hall at Durston presents a wonderful opportunity to purchase a now redundant village hall which has, for many years, provided for many meetings and events.

The hall is situated on the majority of the plot and is surrounded by a small area of garden.

There is an area to the front of the property that could provide parking.

There is an entrance hallway, toilet facilities, separate kitchen. The hall measures 35' x 25'3 and to one side a store which measures 14'9 x 5'11.

SERVICES

Mains water and electricity. Private drainage. Please note that the agents have not inspected or tested the services.

DIRECTIONS

[//defectors.magazines.prancing">What3Words //defectors.magazines.prancing](http://What3Words)

VIEWINGS

Please note that there will be particular viewing days organised, please contact the office to confirm details.

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

Rebecca Loud, Associate Solicitor, Maitland Walker LLP
01823 745318

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.

**A former village hall for sale by public auction on 04/03/2026 at 4pm.
Suitable for a variety of uses subject to necessary planning permission.**

- Online Auction - End date 4th March
- Former Village Hall
- Redevelopment potential STP
- Parking
- Surrounded by a small area of garden
- Main hall 35'x25'
- Two toilets, kitchen and storage
- Freehold

**Auction Guide
£11,000**



Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft

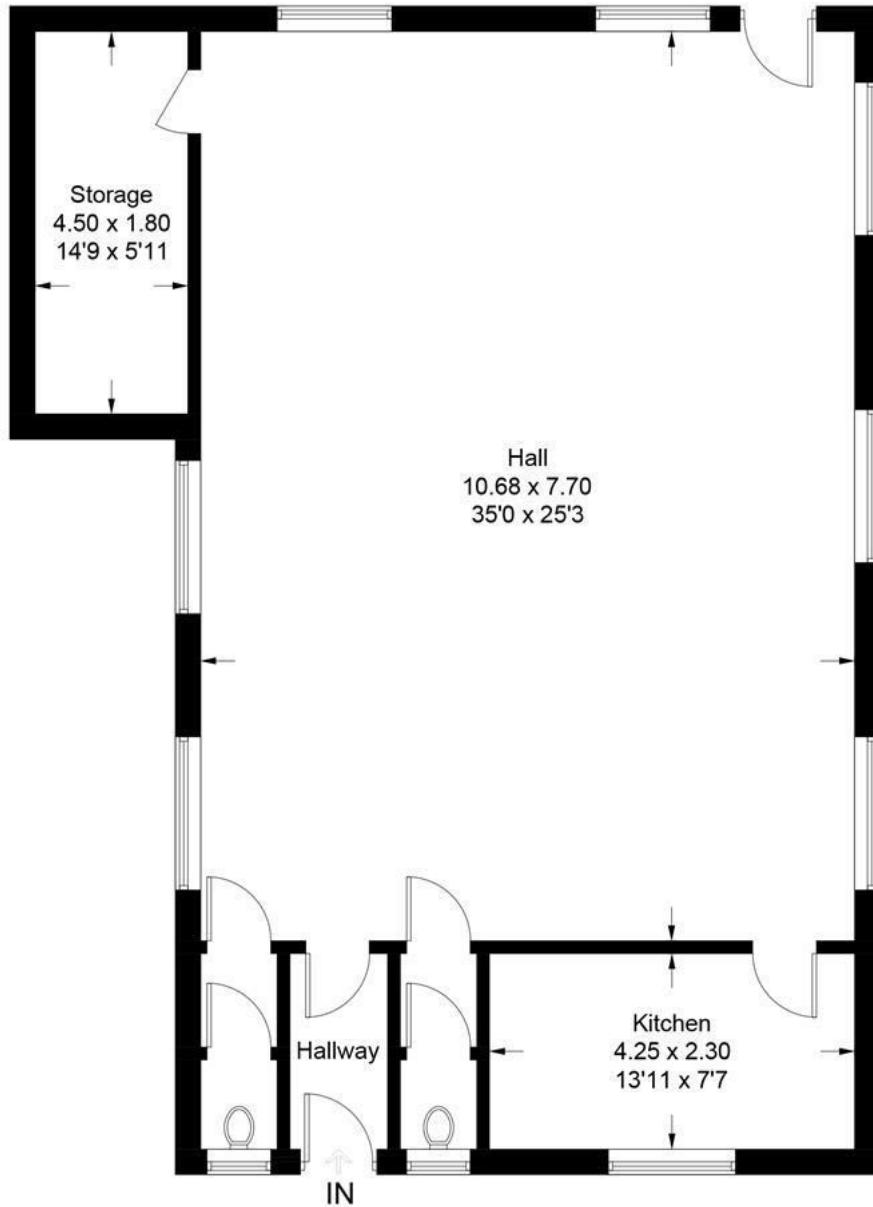
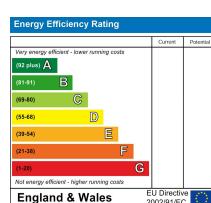


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270248)

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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