





Auction Guide Price £100,000 - £120,000

Thursday 17th December 2026, 12pm

The Theatre, The Royal Bath and West Showground,
Shepton Mallet, BA4 6QN

Bid remotely via Livestream, in person or by proxy.

Grove Orchard, Stoughton Road
Blackford, Wedmore
BS28 4NJ

COOPER AND TANNER







Grove Orchard, Stoughton Road, Blackford, Wedmore, BS28

Approximate Area = 759 sq ft / 70.5 sq m
Outbuilding = 158 sq ft / 14.6 sq m
Total = 917 sq ft / 85.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Cooper and Tanner. REF: 1502367

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There are three ways of bidding at the auction, these are:

1. **Remotely via Livestream**
2. **In person on the day**
3. **By Proxy**

Please use the link www.cooperandtanner.co.uk/land-and-property to register to bid in any of the above ways for this lot. Please note that all registrations must be completed at least 48 hours prior to the auction date. We will be unable to approve

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Description
This two bedroom 'Woolaway' bungalow located on a tranquil country lane, bordered by countryside, within the picturesque village of Blackford, is an exciting opportunity, offered with no onward chain, for anyone wanting a project.

Grove Orchard offers a generous entrance hall, which flows through to the living/dining room, which features a brick fireplace with log burner. The kitchen provides access to the rear porch, creating an opportunity for a rear extension, subject to planning permissions. The two double bedrooms are serviced by a family bathroom fitted with a bath.

The property is non-traditional constructed of pre-cast concrete and, as such, will be unmortgageable. The property requires complete modernisation or replacement (subject to necessary planning consents).

Outside
To the front of the property is a driveway with parking for two cars. The rear garden has great potential to be transformed into a tranquil retreat enjoying far-reaching countryside views across neighbouring fields. There is access into the integral store, as well as a couple of outbuildings, creating plenty of outdoor storage.

Registering to bid and Administration fee
Cooper and Tanner require all bidders who wish to bid at our Auction to register beforehand, whether you are intending on bidding in the room, by proxy or online. As part of the registration process, you will be asked to provide card details in order that the Buyer's Administration Fee of £1395 inc VAT can be paid if you are successful. A week before the auction a hold will be placed on your account for this sum, which will then be released if you are unsuccessful. This fee will only be taken if you are the successful buyer. The fee is retained by Cooper and Tanner and does not form part of your deposit or completion settlement. Please also be aware that the Buyer's Administration fee is payable per lot purchased and applicable to all pre-auction sales. If you are successful in purchasing more than one lot, we will contact you following the auction to take subsequent payments for additional lots bought. All checks required by current anti-money laundering legislation must be satisfactorily completed, as part of the registration process before prior approval to bid will be granted; this will include providing proof of funds.

Fees
Potential buyers should be aware that there may be additional fees payable to the Vendor's solicitor on completion of the sale, details of which will be contained within the auction pack for each lot. At the launch of the property onto the market this information is not always available and so interested parties must refer to the auction pack and satisfy their enquiries.

Deposit
Successful bidders will be required to pay to the Cooper and Tanner Client Account the deposit of 10% of the purchase price within 24 hours of the auction. The account details will be provided to the successful bidder on conclusion of the auction. Once funds are cleared, they will be transferred on to the account of the solicitor acting for the seller. Please ensure that funds are in an account suitable to be able to make an Electronic Transfer from.

Designations and Covenants
The property is not listed, nor within any conservation areas or AONB.

Fixtures and Fittings
Fixtures and fittings currently in situ may not be included within the sale and could be removed prior to completion. A fixtures and fittings schedule will be included within the auction legal pack.

Viewing
To book on to one of the scheduled viewing dates, please contact Cooper and Tanner, Wedmore on 01934 713296

Local Council: Somerset Council
Telephone: 0300 303 8588

Council Tax Band: C

Completion
Completion has been set for 14th January 2027 or earlier by mutual consent.

Services: As we are acting on behalf of the executors who are unable to confirm which utilities service the property. Purchasers must make and rely on their own enquiries regarding compliance, location of services and connections into them. As per Ofcom's online service checker, Ultrafast broadband is available in the area and good outdoor mobile coverage is likely with at least three major providers.

Tenure: Freehold with vacant possession.

VAT: The purchase price is not subject to VAT

Solicitors: John Hodge Solicitors
James Gass acting
01934714231

Ref: GPT/11419



Auction Finance

When buying a property at auction, it is important to ensure your finances are lined up in advance. If you are using a bridging loan to purchase the property, it is key to use an experienced mortgage brokerage such as SPF who understands the market and the process involved with buying at auction.

We are experts in auction finance having helped clients complete on hundreds of auction purchases across all types of properties. We work with both bridging and mortgage lenders to deliver the most competitive and suitable finance for you.

Before bidding on a property, it is advisable to undertake full research beforehand and speak to an experienced broker. We are happy to provide advice and an 'agreement in principle' for bridging finance, free of charge, prior to the auction.

Please contact us on **0333 414 1490** or at **spf.co.uk/lp-cooper-and-tanner** to find out more about how we can help you with your auction purchase.

SPF Auctions Team

Think carefully before securing other debts against your home. Your home or property may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.

We may charge a fee for the advice we provide; this fee will be dependent upon your personal circumstances and will be agreed with you after we have fully understood your requirements. Any fee is payable upon successful completion of your mortgage, unless agreed otherwise. SPF Private Clients is authorised and regulated by the Financial Conduct Authority (FCA). The FCA does not regulate some forms of buy-to-let and commercial mortgages.

Auction Notes

Conditions of Sale
Unless otherwise stated, each Lot is sold subject to the Common Auction Conditions (4th ed.). We recommend all interested parties inspect the Common Auction Conditions prior to bidding.

Sale details
The details of each lot have been prepared based on information given by the vendor and their solicitor. There may be occasions where the person acting on behalf of the Vendor does not know the property in detail. Therefore, potential purchasers must satisfy their own enquiries and should refer to the legal documents available.

Legal packs
These are available to download from the Land and Property Auction page of the Cooper and Tanner website. Alternatively, they can be obtained from the Vendors' solicitors. There may be a charge payable direct to the solicitor. We recommend that each potential purchaser take independent legal advice on the content of the packs. Potential purchasers are deemed to have made all the necessary enquiries and purchase with full knowledge of the content of the legal packs.

Registration of Interest
Cooper and Tanner encourage potential purchasers to register their interest in specific lots. This will enable the Auction Department to inform you of any amendments made to that lot during the lead up to the auction day.

Tenure and Possession
Unless stated otherwise, the tenure of each lot is freehold, and vacant possession will be given upon completion.

Registering to bid
All those intending to bid at the auction must first register online at Cooperandtanner.co.uk. Please note that we will not be taking registrations in the room.

Questions
The Vendor's solicitors may be available for questions prior to the start of the auction. However, there may be occasions when they are unable to attend. Therefore, it is advisable that any queries have been answered before the date of the auction. Members of the Cooper and Tanner staff will be on hand and will be able to answer questions concerning the procedure. They will not be able to answer any legal questions. No further questions will be permitted once the auction has started.

Bidding in the room
When bidding for a lot, please make your bid clear to the auctioneer or their clerk. The auctioneer will call the bidding three times, giving you the opportunity to place a final bid.

Bidding online
When bidding online, you will be able to follow the auction via our livestream system. It will be made clear both on the camera and on the website what the current bid is and what bid is being invited. We strongly recommend that you have a consistent Internet connection and Cooper and Tanner cannot be held responsible for any loss of connection. Please be aware that there may be a slight time delay in the video footage, and we would suggest that you follow the figure on the screen.

Bidding by Proxy
Via the auction platform, you will be able to enter a proxy bid, which the auctioneer will execute on your behalf. However, we strongly recommend that where possible you attend the auction in person. All proxy bids must be entered on the system 48 hours prior to the start of the auction. If you are providing a proxy bid, then this must be completed no later than 48 hours before the auction. We cannot guarantee that bids received after this time will be accepted.

Fall of the Hammer
On the fall of the hammer, the successful bidder is under a binding contract to purchase that property. The purchaser must then present himself or herself to the auctioneer's clerk, giving their name, address, solicitor's details and a form of identification. If you are bidding remotely or by proxy then a member of the Cooper and Tanner staff will complete the Memorandum of Sale on your behalf, as set out in the terms and conditions of the auction.

Deposit
A deposit of 10% of the purchase price will be payable to the Cooper and Tanner Client Account within 24 hours of the end of the auction. Cash will not be acceptable, and Cooper and Tanner do not have the facilities to take payment by credit or debit card.

Lotting
The vendors reserve the right to amalgamate, sub-divide or withdraw any or all of their property.

Areas and sale plans
The area and the sale plan have been calculated and produced using Promap Mapping software (Ordnance Survey licensed) and referenced where possible to the HMLR Title plan; however, they may not correspond with other mapping systems. The boundaries are clearly marked on site, and potential purchasers should inspect them and make such enquiries as they deem necessary.

***Definition**
Definition of Guide Prices
The guide price is an indication of the Vendor's current minimum price expectation at auction and the guide price, or range of guide prices, is given to assist prospective purchasers. The guide price can be adjusted by the vendor at any time up to the day of the auction, in light of the interest shown during the marketing period and bidders will be notified of this change on our website and by the auctioneer prior to the lot being offered.

Definition of Reserve Price
The reserve price is the Vendor's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. It is usual but not always the case that a provisional reserve is agreed between the Vendor and the auctioneer at the start of marketing and the Final Reserve Price will be agreed between the auctioneer and the Vendor prior to the auction sale. Whilst the reserve price is confidential, it will usually be set within the quoted guide range and in any event will not exceed the highest quoted guide price.

Important Notice
These particulars are set out as a general outline only for the guidance of potential purchasers and do not constitute an offer or contract or part of the same. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility, and any potential purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any photographs and plans are contained within the catalogue to identify the property to potential purchasers. They do not show the extent of the property and must not be relied upon to be to scale. It should not be assumed that each lot has the necessary planning consents, building regulations or other consents. The vendors reserve the right to sell their property prior to auction. Please contact Cooper and Tanner prior to the auction to check the availability of each lot

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glastonbury@cooperandtanner.co.uk

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The Property Ombudsman
RICS