

# THE AUCTION SECTION

## WHAT’S GOING UNDER THE HAMMER THIS MONTH



SALE ROOMS



OUTSIDE SALES



LIVESTOCK



LAND & PROPERTY

### Welcome to the Cooper and Tanner Auction Section

Most of us are familiar with at least one property or antique auction programme. However, still relatively few people have discovered the joy and ease of buying and selling at auction. For both the buyer and seller alike there is always a frisson of excitement as the Auctioneer builds the bidding to a crescendo before bringing the hammer down. If you

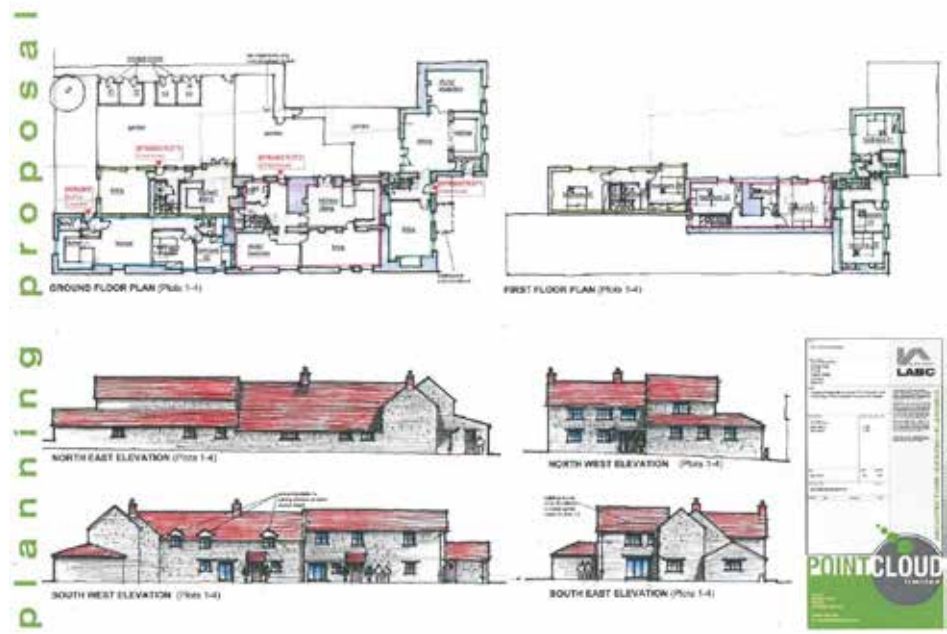
have never experienced an auction, one of our friendly events is a very good place to start. Since we were established in 1908 Cooper & Tanner have always been Auctioneers. We are still the region’s prime Auctioneers for Livestock (each Wednesday and Friday). Sale Rooms (every Wednesday), Land

and Property (regularly throughout the year) and Machinery and Fodder Auctions – (Collective Sales twice a year for Machinery, and Fodder throughout the season). We bring a level of experience and expertise to our sales that few can rival. So, over the next four pages you will get a sense of the wide variety of Lots that we offer for sale. If you would like advice on buying or selling in any category contact either myself or the Department Manager- we will be delighted to help.

Finally, you might like to know of a recent 21st century addition to our Sale Rooms; the connection to [uk.auctioneers.com](http://uk.auctioneers.com). This very useful facility allows you the ability to bid on our live Sale Rooms auction from the comfort of your own house. Have a look at our next online auction on our website. You just might be able to find that antique or vintage item you have been searching for.

**Nick Oliver (MRICS),**  
**Managing Partner**

### Former public house with the benefit of planning for an attractive development



An exciting opportunity to acquire a former public house with consent for an attractive residential development scheme, situated within the popular village of Wraxall near Shepton Mallet. Full planning permission was granted on the 12th December 2016 for conversion of the redundant public house into four residential dwellings, plus the erection of two new detached houses to be located in the rear car park. The hamlet of Wraxall is situated approximately five miles south of the market town of Shepton Mallet, 16 miles from Yeovil and neighbouring the pretty village

of Ditcheat. Ditcheat is an idyllic village with Grade I Listed church, village hall and excellent pub/restaurant. There is also a successful Primary School, local farm shop and bus service. Wraxall has easy access to the A371, A303 and A37. The town of Castle Cary, also only five miles away, offers wider amenities and has an Inter City railway station.

**To be auctioned on the 18th July. If you would like further details or request a viewing , please contact either George Trippick 01458 834288 or Chris Hood 01749 372200**



### LAND AND PROPERTY AUCTIONS

**George Trippick** BSc (Hons), RICS REGISTERED VALUER  
Telephone 01458 834288  
41 High Street, Glastonbury, Somerset, BA6 9DS  
[george.trippick@cooperandtanner.co.uk](mailto:george.trippick@cooperandtanner.co.uk)





# LAND AND PROPERTY AUCTIONS

## Top Tips for Buying at Auction



NICK OLIVER MRICS

I qualified as a Chartered Surveyor at Cirencester and began my working life at Hall Wateridge & Owen, Shropshire in 1987. In 1988 I joined Cooper & Tanner at Glastonbury and became a Partner in 1990.

To those who have never been to one of our collective land and property auctions, it might seem like a daunting process; How will I know what to do? Where do I sit? Does the auctioneer talk really quickly like some of the cattle market auctioneers? Well here are some tips which will hopefully help explain the process.

- During the lead up to the auction do as much “homework” on the property, or land as you can including reading the auction pack as a legally binding contract is created at the fall of the hammer.
- On the evening of the auction we will ask you to complete a form to register you as a buyer and give you a bidding number.
- Orders of sale will be handed out on the evening. This may not be the same as the order in which the lots are shown in the catalogue
- Sit, or stand, wherever you feel comfortable, but make sure the auctioneer can see you
- Make your bid clear, don't be afraid to wave at the auctioneer.



- If you are successful you will sign some paperwork called the “Memorandum of Sale” and pay a deposit of 10% of the purchase price to the seller’s solicitor. You will also be asked to provide some ID so bring something that confirms your address and your driving licence or passport
- Last by not least, if you have any questions at all then please do ask. We are only too happy to help and explain.
- I can be contacted by email at: [nick.oliver@cooperandtanner.co.uk](mailto:nick.oliver@cooperandtanner.co.uk)



**Dundry, Nr Bristol**  
🏠 0 🛋️ 0 🍷 0 EPC 0  
Approx 4.5 acres of sloping pasture land with a modern agricultural building. Similar land required.

**SOLD FOR £50,000**

Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



**Bodden, Nr Shepton Mallet**  
🏠 3 🛋️ 3 🍷 1 EPC na  
A Grade II listed former farmhouse in need of renovation and improvement. We have a list of clients for similar properties.

**SOLD FOR £250,000**

Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



**South Barrow**  
🏠 3 🛋️ 2 🍷 1 EPC na  
A Grade II listed chapel with consent for conversion into a lovely home. Developers seeking similar properties.

**SOLD FOR £172,000**

Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



**Bradford on Avon**  
🏠 0 🛋️ 0 🍷 0 EPC 0  
Approx 47.8 acres of arable capable land close to the edge of the town. Land required in all areas.

**SOLD FOR £476,000**

Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



**Frome**  
🏠 3 🛋️ 2 🍷 1 EPC G  
A charming mid terrace cottage in need of renovation and improvement. Other cottages required for auction.

**SOLD FOR £166,000**

Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



**Longbridge Deverill, Nr Warminster**  
🏠 0 🛋️ 0 🍷 0 EPC 0  
A potential building plot located in the heart of this lovely Wiltshire village. Building plots in towns and villages required.

**SOLD FOR £78,000**

Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



**Castle Cary**  
🏠 5 🛋️ 2 🍷 2 EPC C  
A detached bungalow with consent for extension to create a spacious family home. If you have a tired bungalow please call.

**SOLD FOR £245,000**

Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



**Frome**  
🏠 0 🛋️ 0 🍷 0 EPC 0  
A Grade II listed public house located in a prominent position close to the town centre. Pubs and hotels always sought after.

**SOLD FOR £265,000**

Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



## LAND AND PROPERTY AUCTIONS

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6 The Bridge, Frome, Somerset BA11 1AR  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)





# LAND AND PROPERTY AUCTIONS

## New Money Laundering Rules – How do they work?



### HANNAH POLE **BSC (HONS)**

I am an Associate of the company. Having joined Cooper and Tanner in 1997, I manage the firm's Northern region Auction Department, based in our Frome Office.



On the 26th June 2017 HMRC made some amendments to their Money Laundering regulations involving the provision of proof of identification. Whilst it has been a requirement of Estate Agents to take copies of ID documents from their vendors since the regulations were first introduced in 2007, the amendments made in June now go even further. So, if you are thinking of buying a property at Auction, the following will help:

#### What does that mean to you?

As land and property auctioneers we now have to carry out “due diligence” to all those who buy a lot at one of our collective auctions. This means that all those successful bidders will need to have their Identification verified.

#### What forms of identification do you need to bring?

We will need to see two forms of identification from the person who will actually be purchasing the lot and if that is more than one person we will need see proof for each person. One form must be photographic i.e passport or driving licence, and the other must be a utility bill that is no more than 3 months old confirming your address. We need to see the originals and a copy will be taken..

#### If you are going to bid on behalf of someone else, what should you do?

We will need to see proof of identification for you and the person that you are bidding on behalf of. If the person that you are bidding on behalf of is not attending the auction then they will need to come into one of our offices beforehand so that we can check them against the original documents.

#### Is there anything else that you need to bring?

Yes, we also need to see proof of the source of the funds for the purchase. This can be in the form of a bank statement or mortgage offer.

If you have any queries about this then please do contact either Hannah Pole on 01373 455060 or George Trippick on 01458 834288 who would be more than happy to talk it through with you.

**Forthcoming  
2017 Auction Dates**  
  
**Thursday  
24th August**  
  
**Thursday  
28th September**  
  
**Thursday  
26th October**  
  
**Thursday  
30th November**



**Priddy, Nr Wells**  

**2** **1** **1** **EPC E**

Auction – 24th August  
A detached two bedroom ‘Colt’ bungalow set in a good sized plot. Ideal for renovation or replacement  
**Auction Guide £140,000 to £160,000**  

Wells office  
Tel: 01749 676524



**Godney**  

**NA** **NA** **NA** **EPC NA**

Auction – 24th August  
Approx 4.09 acres of pasture land with direct road access and natural water supply  
**Auction Guide £15,000 to £20,000**  

Glastonbury Auction office  
Tel: 01458 834288




**Godney**  

**NA** **NA** **NA** **EPC NA**

Auction – 24th August  
Approx 12.10 acres of level pasture land with natural water supply and good access.  
**Auction Guide £35,000 to £45,000**  

Glastonbury Auction office  
Tel: 01458 834288



**Priddy, Nr Wells**  

**NA** **NA** **NA** **EPC NA**

Auction – 24th August  
Productive pastureland extending to approximately 40.68 acres (16.46 hectares). The property is held within a ring-fence and subdivided by dry stone walls and hedgerows. A useful timber frame barn with galvanised clad elevations and roof. Mains water supply.  
**Auction Guide £135,000 to £145,000**  

Frome Auction Office  
Tel: 01373 455060



**Glastonbury**  

**3** **1** **1** **EPC TBC**

Auction – 24th August  
Three bedroom semi-detached bungalow in need of modernisation and improvement.  
**Auction Guide £135,000 to £145,000**  

Glastonbury Auction office  
Tel: 01458 834288



**Codford, Nr Warminster**  

**4** **1** **1** **EPC E**

Auction – 24th August  
A charming end of terrace single storey property that now requires renovation and improvement  
**Auction Guide £135,000 to £145,000**  

Frome Auction Office  
Tel: 01373 455060



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[george.trippick@cooperandtanner.co.uk](mailto:george.trippick@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**



# LAND AND PROPERTY AUCTIONS

## A brief history of auctions



**HANNAH POLE BSC (HONS)**  
I am an Associate of the company. Having joined Cooper and Tanner in 1997, I manage the firm's Northern region Auction Department, based in our Frome Office.

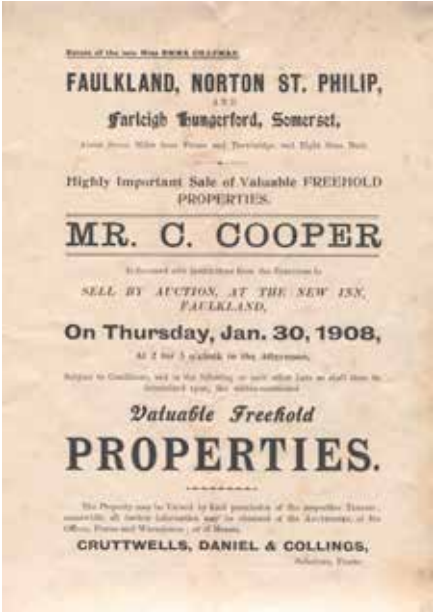
The word “auction” is derived from the Latin augeo, which means “I increase” and it is a method of sale that dates back many centuries with auctions being held as early as 500 BC when ladies were auctioned off for marriage.

During the 17th and 18th Century It became a popular way of selling artwork, ships, livestock and property with auctions being held “by candle”. Here the end of the auction was indicated by the burning out of the candle which was done to prevent a buyer from knowing exactly when the auction would end and stopping any last minute bids.

Fast forward to 1884 and a Charles Cooper of Frome advertised the sale by auction of “Two valuable freehold cottages in Short Street in Chapmanslade”. This is believed to be the earliest known advertisement for Charles Cooper’s business, which later became Cooper & Tanner when Charles joined forces

with R N Tanner in 1908. Since then the firm has continued to offer both land and property for sale by auction, fortunately now though not by candle.

I am sure that our predecessors would look at us wide eyed if they came to one of our current land and property auctions with so many changes in the way in which properties are presented and marketed as well as the fact that bidders can now bid over the telephone. However, there are many things that they would recognise; the fact that Cooper & Tanner still work very closely with a number of local solicitors to bring together the auction, that auction law remains largely unchanged with a legally binding contract forming at the fall of the gavel and also the social gathering that takes place at one of our auctions with neighbours coming together to catch up and chat, as well as bid.



An early sale – before Mr Cooper joined Mr Tanner

**Cooper & Tanner successfully combine modern marketing and selling methods with the tradition of the auction room and would be delighted to advise you if you thought that you had a property or some land that would suit being offered for sale by auction. For further details contact Hannah Pole 01373 455060 or George Trippick 01458 834288 who would be delighted to help.**



**Litton**  
0 0 0 EPC NA  
Auction – 28th September. Wells Golf Club.  
A super parcel of pasture land extending to just under 1.48 acres. Ideal for amenity use or grazing, subject to any consents  
**POSTPONED**  
Tel: 01373 455060  
hannah.pole@cooperandtanner.co.uk



**Oakhill**  
0 0 0 EPC NA  
Auction – 28th September. Wells Golf Club.  
Productive pastureland extending to approximately 36 acres. Level in aspect with mains water supply and good direct road access.  
**£275,000 to £325,000**  
Tel: 01373 455060  
hannah.pole@cooperandtanner.co.uk



**Street**  
5 2 1 EPC E  
Auction – 28th September. Wells Golf Club.  
A three storey semi-detached dwelling in need of modernisation with the potential to convert into apartments, subject to consent.  
**£250,000 to £300,000**  
Tel: 01458 840416  
street@cooperandtanner.co.uk



**Street**  
2 1 1 EPC E  
Auction – 28th September. Wells Golf Club.  
A versatile property that would suit a single dwelling or conversion into apartments, subject to consents. Excellent High Street location.  
**£200,000 to £250,000**  
Tel: 01458 840416  
street@cooperandtanner.co.uk



**Frome**  
3 2 1 EPC TBC  
Auction – 28th September. Wells Golf Club.  
An opportunity to purchase a detached home close to the town centre with the scope to further develop the site.  
**£325,000 to £350,000**  
Tel: 01373 455060  
hannah.pole@cooperandtanner.co.uk



**Compton Dundon**  
0 0 0 EPC NA  
Auction – 28th September. Wells Golf Club.  
Three separate lots of pasture land extending to 3.33 acres, 3.40 acres and 3.33 acres. Each with direct road access.  
**£18,000 to £22,000 each**  
Tel: 01458 834288  
george.trippick@cooperandtanner.co.uk



**Compton Dundon**  
0 0 0 EPC NA  
Auction – 28th September. Wells Golf Club.  
A single enclosure of approximately 3.36 acres of pasture land with vehicular access via Middle Drove.  
**£16,000 to £20,000**  
Tel: 01458 834288  
george.trippick@cooperandtanner.co.uk



**Compton Dundon**  
0 0 0 EPC NA  
Auction – 28th September. Wells Golf Club.  
Single enclosure of pastureland extending to approximately 4.17 acres. Vehicular access via Short Drove leading directly from Council highway.  
**£22,000 to £25,000**  
Tel: 01458 834288  
george.trippick@cooperandtanner.co.uk



# LAND AND PROPERTY AUCTIONS

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Telephone 01458 834288  
41 High Street, Glastonbury BA6 9DS  
**george.trippick@cooperandtanner.co.uk**





# LAND AND PROPERTY AUCTIONS

## A Successful Year of Auctions



### HANNAH POLE BSC (HONS)

I am an Associate of the company. Having joined Cooper and Tanner in 1997, I manage the firm's Northern region Auction Department, based in our Frome Office.  
email: [hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)

As Nick Oliver has already mentioned in his “Welcome” on page 11 Cooper & Tanner have seen another successful year of land and property auctions, with two more auctions still to come in 2017. Over the year we have seen such a variety of lots come to the auction room ranging from a single garage to a former farmhouse, parcels of land from just under an acre to a block of agricultural land of 47 acres and everything in between.

We have been fortunate enough to work on behalf of some wonderful vendors, who have come from both the public and private sector, and we are delighted to have been able to achieve successful results for them.

Even with the depth of experience and knowledge that our land and property auction department has, we are still instructed to sell types of property that we have never sold before. This year was no exception when we offered for sale a former library in Glastonbury. Interest was strong and it sold for £171,000 against a guide price of £100,000 to £120,000. That property was a fine example of the auction process working well, with a property that could have suited so many different uses and with such a variety of potential purchasers who all would have valued it differently depending on their ultimate plans. The auction room allows a property, like the library, find its true value on the night.



SOLD  
£410,000

The Trees on North Parade in Frome is a fine example of a property finding its true value in the auction room. It was offered for sale in our October auction with a guide price of £325,000 to £350,000. Interest had been strong during the marketing period with many different plans discussed including extending the existing property, redeveloping the site entirely or just updating the house as it was. Bidding was drawnout and tense with Nick Oliver bringing the gavel down finally at £410,000.

**Our last auction of 2017 will be held on Thursday 7th December at Wells Golf Club and we certainly hope to have some interesting lots to be able to offer for sale. Catalogues will be available shortly and to receive a copy please do contact the auction department on 01373 455060 or 01458 834288.**



SOLD

### Keynsham

SOLD AT AUCTION IN OCTOBER. **SIMILAR REQUIRED**  
Approximately 8.5 acres of pastureland with possible long term development potential.  
Guide price of £170,000 to £180,000.

**SOLD FOR £252,000**

Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



SOLD

### Priddy

SOLD AT AUCTION IN AUGUST. **SIMILAR REQUIRED**  
A detached two bedroom “Colt” bungalow in need of renovation or suitable for replacement.  
Guide price of £140,000 to £160,000.

**SOLD FOR £265,000**

Tel: 01749 676524  
[samuel.masters@cooperandtanner.co.uk](mailto:samuel.masters@cooperandtanner.co.uk)



SOLD

### Sharpham

SOLD AT AUCTION IN JULY. **SIMILAR REQUIRED**  
A perfect conservation project that comprises approximately 2.46 acres of woodland and lake.  
Guide price of £20,000 to £30,000

**SOLD FOR £40,000**

Tel: 01458 834288  
[george.trippick@cooperandtanner.co.uk](mailto:george.trippick@cooperandtanner.co.uk)



SOLD

### Frome

SOLD AT AUCTION IN MAY. **SIMILAR REQUIRED**  
A charming period mid terrace three bedroom cottage in need of renovation and improvement.  
Guide price of £110,000 to £140,000.

**SOLD FOR £160,000**

Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



SOLD

### Street

SOLD AT AUCTION IN SEPTEMBER. **SIMILAR REQUIRED**  
A semi detached property located on the High Street and offering the potential to be a super family home.  
Guide price of £250,000 to £300,000

**SOLD FOR £290,000**

Tel: 01458 840416  
[ian.smith@cooperandtanner.co.uk](mailto:ian.smith@cooperandtanner.co.uk)



SOLD

### Chelynch

SOLD AT AUCTION IN APRIL. **SIMILAR REQUIRED**  
A level parcel of approximately 5 acres of pasture land. Ideally suited for use as a pony paddock.  
Guide price of £50,000 to £60,000

**SOLD FOR £73,000**

Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



SOLD

### Castle Cary

SOLD AT AUCTION IN APRIL. **SIMILAR REQUIRED**  
A detached bungalow in need of improvement with consent to create a five bedroom home.  
Guide price of £230,000 to £250,000.

**SOLD FOR £245,000**

Tel: 01963 350327  
[arran.stokes@cooperandtanner.co.uk](mailto:arran.stokes@cooperandtanner.co.uk)



SOLD

### Bradford Leigh

SOLD AT AUCTION IN APRIL. **SIMILAR REQUIRED**  
A convenient block of predominantly level arable land extending to approximately 47.8 acres.  
Guide price of £450,000 to £500,000.

**SOLD FOR £476,000**

Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



# LAND AND PROPERTY AUCTIONS

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COOPER  
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# LAND AND PROPERTY AUCTIONS

## A Successful Year of Auctions



### HANNAH POLE BSC (HONS)

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**email: [hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)**

2017 proved to be yet another very successful year for Cooper and Tanner's Land and Property Auction team. During the course of the year 79 lots were offered for sale in the auction room which resulted in a success rate of 88.6 %, a figure that was higher than both the previous year and the national average.

Each auction brought with it such a huge variety of lots from a former library to a period farmhouse, a single building plot to a former nightclub.

One of the notable highlights were the sale of Middle Thrupe Farm, Maesbury, Nr Wells that was sold in the November auction. The farmhouse, farm buildings and 16 acres were offered for sale with a guide price of £525,000 to £550,000. Interest had been strong during the lead up to the auction and this was reflected in the final selling price of £790,000.

Over the year a total of 462 acres of land were sold ranging in size from 1.4 acres up to just under 50 acres averaging £8,162 per acre. Historically the smaller lots of land have sold for a premium and this continues to be the case with sale prices of around £24,000 per acre being seen for paddocks of a 2.5 acres. Interest in the



Middle Thrupe Farm in Masbury, Nr Wells that was sold by auction in November for £790,000

larger, more commercial blocks of agricultural land remains good in many areas.

2018 certainly looks like it will follow in a similar vein with a full calendar of auction dates planned throughout the year kicking off on the 22nd February, 7pm at The Standerwick Suite, Frome Livestock Market. Details of the lots included can be seen below, together with one of the lots for our March auction.

**If you have any queries or would like some advice on selling or buying at auction please contact Hannah Pole on 01373 455060 or George Trippick on 01458 832488.**



### Coleford

AUCTION – 22ND FEBRUARY  
Approximately 1.61 acres of level pasture land with direct road access. Ideally for use as a pony paddock, subject to consents.

**£25,000 to £30,000**

Tel: 01458 834288  
[george.trippick@cooperandtanner.co.uk](mailto:george.trippick@cooperandtanner.co.uk)



### Tarnock

AUCTION – 22ND FEBRUARY  
A productive ring-fenced block of approximately 37.85 acres of pasture land. Level in aspect and divided into five enclosures.

**£240,000**

Tel: 01458 834288  
[george.trippick@cooperandtanner.co.uk](mailto:george.trippick@cooperandtanner.co.uk)



### Ashcott

AUCTION – 22ND FEBRUARY  
Two enclosures of pasture land located on the outskirts of the village. Extending to approximately 7.6 acres in total.

**£50,000**

Tel: 01458 834288  
[george.trippick@cooperandtanner.co.uk](mailto:george.trippick@cooperandtanner.co.uk)



### Chilcompton

AUCTION – 22ND FEBRUARY  
A single building plot offering the opportunity to build a detached three/four bedroom home with stunning views.

**£140,000 to £150,000**

Tel: 01749 676524  
[samuel.masters@cooperandtanner.co.uk](mailto:samuel.masters@cooperandtanner.co.uk)



### Shepton Mallet

AUCTION – 22ND FEBRUARY  
Detached two-bedroom bungalow set in approximately 0.85 acres. Potential to extend or further develop the site, subject to consents.

**£230,000 to £250,000**

Tel: 01749 372200  
[chris.hood@cooperandtanner.co.uk](mailto:chris.hood@cooperandtanner.co.uk)



### Galhampton

AUCTION – 22ND MARCH  
A detached three bedroom family home situated in approximately 1/2 an acre and in need of complete modernisation and updating.

**£350,000 to £400,000**

Tel: 01963 350327  
[arran.stokes@cooperandtanner.co.uk](mailto:arran.stokes@cooperandtanner.co.uk)



### Bitton

AUCTION – 22ND MARCH  
Approximately 14 acres of pasture land and former quarry to be offered for sale in four lots from 0.85 acres up to approximately 8.4 acres.

**From £10,000**

Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



### Glastonbury

AUCTION – 22ND MARCH  
Grade II listed vacant building situated within Glastonbury High Street. Suited to a number of alternative uses, subject to necessary consents.

**£200,000 to £250,000**

Tel: 01458 834288  
[jake.smith@cooperandtanner.co.uk](mailto:jake.smith@cooperandtanner.co.uk)



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# LAND AND PROPERTY AUCTIONS

2018 has started with a bang!



**HANNAH POLE** BSC (HONS)

I am an Associate of the company. Having joined Cooper and Tanner in 1997, I manage the firm's Northern region Auction Department, based in our Frome Office.  
email: [hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)

Our first auction of the year was held on 22nd February at The Standerwick Suite, Frome Livestock Market, with all lots presented creating a great deal of interest. The star lot of the evening was a detached bungalow situated on the edge of the Shepton Mallet Show Site. The plot extended to approximately 0.85 acres and dwelling required modernisation throughout. The vendors chose to offer the property for sale free of any uplift of overage clause, as result there was huge interest from developers. The site had potential for the creation of further dwellings, and this was not lost on potential buyers. When offered for sale there were multiple bidders and the hammer eventually fell at £310,000 against a guide of £230,000 to £250,000.

In the same sale a small parcel of land extending to 1.61 at Coleford achieved a staggering £43,000 and 7.61 acres of pastureland at Bradley Stream, Ashcott achieved a sale price way in excess of the guide at £61,000.

Our forthcoming 2018 auctions are filling up fast with a fantastic variety of different lots including land, development, residential, commercial and everything in-between! We are always looking for more lots to be included.



Shireways in Shepton Mallet. Sold by us at Auction for £310,000 with a guide price of £230,000 to £250,000.

If you have property and you are unsure as to its value or whether it would be suitable for auction, we would love to speak with you. We are absolutely delighted to be able to offer our auction services in Bridgwater, Cheddar and Wedmore in addition to our existing areas. It doesn't matter if it is big, small, good, bad or ugly – we will provide the right advice and we will get it sold for you!



Wedmore

AUCTION – 26th April 2018.  
The Standerwick Suite, Frome  
Approx 2.22 acres of pasture land located on the northern fringes of the village of Wedmore.  
**£40,000 to £50,000**  
Tel: 01458 834288  
[george.trippick@cooperandtanner.co.uk](mailto:george.trippick@cooperandtanner.co.uk)



Paulton

AUCTION – 26th April 2018.  
The Standerwick Suite, Frome  
Approx 5 acres of sloping pasture land with good access and spring water supply.  
**£40,000 to £50,000**  
Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



Dunkerton

AUCTION – 26th April 2018.  
The Standerwick Suite, Frome  
Three lots of pasture land of 3.17 acres and buildings, 8.8 acres and 9.97 acres.  
**From £40,000**  
Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



Chilcompton

AUCTION – 26th April 2018.  
The Standerwick Suite, Frome  
Approx 8.2 acres of level pasture land with good access and mains water.  
**£60,000 to £70,000**  
Tel: 01458 834288  
[george.trippick@cooperandtanner.co.uk](mailto:george.trippick@cooperandtanner.co.uk)



Bishopstrow

AUCTION – 26th April 2018.  
The Standerwick Suite, Frome  
Approx 8.2 acres of level pasture land with good river frontage onto the River Wylfe.  
**£80,000 to £110,000**  
Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



Upton Scudamore

AUCTION – 26th April 2018.  
The Standerwick Suite, Frome  
Approx 15.2 acres of level pasture land located on the outskirts of the village.  
**£135,000 to £150,000**  
Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



Glastonbury

AUCTION – 26th April 2018.  
The Standerwick Suite, Frome  
An attractive development site with consent for five properties; four semi-detached and one detached.  
**£225,000 to £275,000**  
Tel: 01458 834288  
[george.trippick@cooperandtanner.co.uk](mailto:george.trippick@cooperandtanner.co.uk)



Temple Cloud

AUCTION – 26th April 2018.  
The Standerwick Suite, Frome  
An attractive four bedroom family home that now requires modernisation and improvement.  
**£250,000 to £275,000**  
Tel: 01749 676524  
[samuel.masters@cooperandtanner.co.uk](mailto:samuel.masters@cooperandtanner.co.uk)



## LAND AND PROPERTY AUCTIONS

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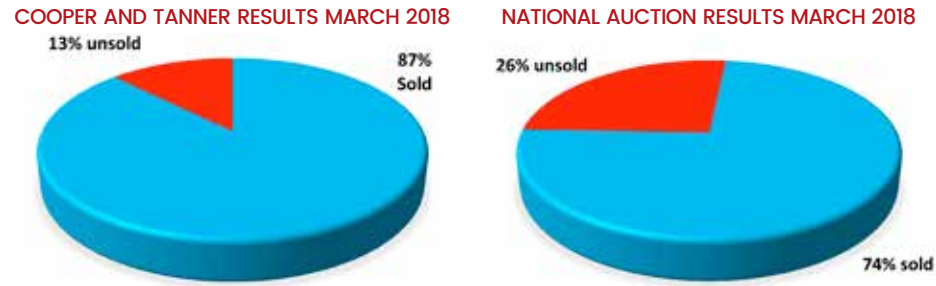
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Cooper and Tanner’s land and property auctions continue to go from strength to strength. In the March auction there were a variety of lots offered including a detached family home in Galhampton, a commercial property in Glastonbury, a building plot in Chilcompton and five parcels of land. As is becoming the norm, the land lots had all generated strong interest prior to the auction which was reflected in the room on the night. Perhaps the highlight of the evening was a small parcel of land that had formerly been used as a casting sand quarry in Bitton. The guide price was £25,000 and after some ferocious bidding, the gavel was finally brought down at £49,000 to the delight of both the seller and the buyer.

The success of the Cooper and Tanner land and property auction department in March was a reflection of national trends. Each month auction sales figures are collated and published by the Essential Information Group. This month it was reported that the number of lots being offered for sale in March was at its highest since 2008 with 3088 lots being offered for sale and a national success rate of 73.9%. Regionally, the South west performed better than many of the other regions featured with 81.3%, second only to Yorkshire and the Humber at 81.7%. However, we are delighted to report that Cooper and Tanner’s success rate for March was at 87.5%).



The success continued into April with the auction held on the 26th. Again, a real assortment of lots were offered for sale including some great parcels of land and a mobile home in Wookey. The land parcels sold well with sale prices exceeding the guide prices in most cases. One piece of land in Upton Scudamore that had been offered with a guide price of £150,000 to £175,000 sold for an impressive £230,000. The overall success rate for the April auction was again 87.5%.

The catalogue for our next auction which is being held on the 24th May at Wells Golf Club includes some really interesting lots coming from across our region. To discuss including a property or land into one of our auctions, please contact either George Trippick on 01458 834288 or Hannah Pole on 01373 455060 who would be delighted to help.

**If you have property and you are unsure as to its value or whether it would be suitable for auction, we would love to speak with you. We are absolutely delighted to be able to offer our auction services in Bridgwater, Cheddar and Wedmore in addition to our existing areas. It doesn't matter if it is big, small, good, bad or ugly – we will provide the right advice and we will get it sold for you!**



**Temple Cloud**  
EPC  
For sale by public auction  
Thursday 24th May, Wells Golf Club.  
A detached four bedroom family home that now requires modernisation and improvement.  
**£250,000 to £275,000**  
Tel: 01749 676524  
[samuel.masters@cooperandtanner.co.uk](mailto:samuel.masters@cooperandtanner.co.uk)



**Street**  
EPC  
For sale by public auction  
Thursday 24th May, Wells Golf Club.  
A three bedroom mid-terraced property that is in need of modernisation and improvement.  
**£200,000 to £225,000**  
Tel: 01458 840416  
[ian.smith@cooperandtanner.co.uk](mailto:ian.smith@cooperandtanner.co.uk)



**Street**  
EPC  
For sale by public auction  
Thursday 24th May, Wells Golf Club.  
A Victorian terraced property offering three bedrooms and now in need of modernisation.  
**£190,000 to £210,000**  
Tel: 01458 840416  
[ian.smith@cooperandtanner.co.uk](mailto:ian.smith@cooperandtanner.co.uk)



**Draycott**  
EPC  
For sale by public auction  
Thursday 24th May, Wells Golf Club.  
A charming two bedroom detached period cottage in need of modernisation throughout.  
**£160,000 to £180,000**  
Tel: 01749 676524  
[samuel.masters@cooperandtanner.co.uk](mailto:samuel.masters@cooperandtanner.co.uk)



**West Pennard**  
EPC  
For sale by public auction  
Thursday 24th May, Wells Golf Club.  
A detached two bedroom house suited to renovation or redevelopment subject to consent.  
**£120,000 to £140,000**  
Tel: 01458 834288  
[george.trippick@cooperandtanner.co.uk](mailto:george.trippick@cooperandtanner.co.uk)



**Westhay**  
EPC  
For sale by public auction  
Thursday 24th May, Wells Golf Club.  
An attractive ring-fenced enclosure of pasture land and buildings extending to approx. 6.59 acres.  
**£80,000 to £120,000**  
Tel: 01458 834288  
[george.trippick@cooperandtanner.co.uk](mailto:george.trippick@cooperandtanner.co.uk)



**Blackford**  
EPC  
For sale by public auction  
Thursday 24th May, Wells Golf Club.  
A super parcel of approx. 3.05 acres of level pasture land with good access and mains water.  
**£35,000 to £40,000**  
Tel: 01458 834288  
[george.trippick@cooperandtanner.co.uk](mailto:george.trippick@cooperandtanner.co.uk)



**North Wootton**  
EPC  
For sale by public auction  
Thursday 28th June, Wells Golf Club.  
A attractive small holding with a three bedroom bungalow (subject to an AOC) set in approx.3.99  
**£375,000 to £395,000**  
Tel: 01458 834822  
[george.trippick@cooperandtanner.co.uk](mailto:george.trippick@cooperandtanner.co.uk)



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If you are reading our Property and Auction News for the first time, or even if you are an avid reader, then welcome to the Land and Property Auction page. Cooper and Tanner have been running land and property auctions for well over 100 years and it is a service that we are still very proud to be able to offer our clients.

Selling a property or land by auction may not suit every person or property, but there are many that it works incredibly well for, as was seen in our May auction. We were delighted to be able to bring to the market some ideal auction properties – some real “doer-uppers”. Each one unique in their own way and each offering a great deal of opportunity and potential. Some were bought as family homes and some as investment properties, but perhaps most importantly they have all been given a new lease of life and with time and money spent on them they will fulfil their potential. Out of the properties offered for sale Field View at West Pennard possibly required the most attention and that was reflected in the guide price of £120,000 to £140,000. Bidding was steady and the hammer came down at the upper end of the guide price, at £140,000. The Oaks at Temple Cloud was perhaps the surprise lot of the evening with some really strong bidding against a guide price of £250,000 to £275,000 it sold at £322,000, to the delight of both the purchaser and seller. The rural lot for the evening was a super former nursery



Land and buildings at Westhay which sold for £161,000 in our May auction

site set in approximately 6.59 acres situated just outside Glastonbury. Again swift bidding brought the gavel down at £161,000 with the guide price being £80,000 to £120,000. With six lots offered and six lots sold it brought our success rate over the last three auctions to just under 92% – considerably higher than the national average.

We hold our auctions on a monthly basis throughout the year making the most of two venues, Wells Golf Club and The Standerwick Suite at Frome Livestock Market. However, with our area expanding towards Bridgwater we are looking to hold an auction in a venue close to the town during the autumn.

If you have a property, parcel of land, building plot or investment property in the Bridgwater area that you would like some advice on we would be delighted to speak to you – either Hannah Pole on 01373 455060 or George Trippick on 01458 834288.



**Mere**  
Auction – 28th June 2018  
A charming two bedroom detached period cottage that now requires modernisation and improvement set close to the town centre.

**£125,000 to £135,000**  
Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



**North Wootton**  
Auction – 28th June 2018  
A residential smallholding located on the outskirts of the village set in approximately 3.9 acres of pasture land.

**£375,000 to £395,000**  
Tel: 01458 834288  
[george.trippick@cooperandtanner.co.uk](mailto:george.trippick@cooperandtanner.co.uk)



**Shepton Mallet**  
Auction – 28th June 2018  
An opportunity to acquire a development site located close to the town centre with consent for three, two bedroom houses.

**£180,000 to £200,000**  
Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



**Frome**  
Auction – 28th June 2018  
Approximately 3.9 acres of pasture land located on the edge of the town that would suit a variety of uses, subject to consents.

**£55,000 to £60,000**  
Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



**Temple Cloud**  
SOLD AT AUCTION IN MAY  
A detached family home in need of improvement that attracted good levels of interest and sold well in excess of the guide price

**SOLD FOR £322,000**  
Tel: 01458 834288  
[george.trippick@cooperandtanner.co.uk](mailto:george.trippick@cooperandtanner.co.uk)



**Westhay**  
SOLD AT AUCTION IN MAY  
An attractive smallholding extending to approximately 6.59 acres. If you have something similar to sell do contact us for some advice.

**SOLD FOR £161,000**  
Tel: 01373 455060  
[hannah.pole@cooperandtanner.co.uk](mailto:hannah.pole@cooperandtanner.co.uk)



**Street**  
SOLD AT AUCTION IN MAY  
One of two adjoining properties that were offered for sale and bought by an investor. Please contact us to register to receive catalogues.

**SOLD FOR £190,000**  
Tel: 01458 840416  
[ian.smith@cooperandtanner.co.uk](mailto:ian.smith@cooperandtanner.co.uk)



**Draycott**  
SOLD AT AUCTION IN MAY  
A charming period cottage that required improvement and modernisation and sold within the guide price.

**SOLD FOR £174,000**  
Tel: 01749 676524  
[samuel.masters@cooperandtanner.co.uk](mailto:samuel.masters@cooperandtanner.co.uk)



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