



Symonds
& Sampson

The Gospel Hall

Burton Lane, East Coker, Yeovil, Somerset

The Gospel Hall

Burton Lane
East Coker
Yeovil
Somerset
BA22 9LJ

- Gospel hall
- A detached building
 - 0.14 acre
- Development potential subject to obtaining p.p.
 - Good sized garden/land
 - Parking
 - Quiet no through lane
- For Sale by Informal Tender
- Tender Date Thursday 25th June 12:00 Noon

For Sale By Informal Tender **£65,000**
Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A detached building formerly used as a place of worship, set in 0.14 acre and now offering a variety of uses subject to planning.

CURRENT ACCOMMODATION

The current accommodation comprises an enclosed entrance vestibule, main hall/room, second smaller room, kitchen, rear lobby and two cloakrooms/wc's.

LOCATION

East Coker lies to the north of the Somerset/Dorset border, amidst the beautiful countryside for which this area is noted. The centre of the village is a Conservation Area in which strict planning controls have helped to preserve its rural character and where the main street is lined with period thatched cottages and houses. Indeed, the character of the village is further enhanced by its association with T. S. Eliot, who immortalised the village in one of his best-loved poems and whose ashes lie in the village church. The village has a primary school, shop/post office and well-regarded public house, The Helyar Arms.

OUTSIDE

The property is approached via Burton Lane, a no-through, quiet lane. To the front is a small area of ground and a pathway leading to the front entrance. Side access adjacent to the building leads to the rear.

Vehicle access is via a lane to the side, which leads to the rear of the property where the main grounds are found. There is a current Deed of Easement through these grounds allowing an access way 4 metres wide, coloured blue on the plan details within this sales brochure, for the neighbouring property known as Sladescroft.

SERVICES

Mains water, electricity and drainage are connected.

DIRECTIONS

What3words:

///later.farms.digits

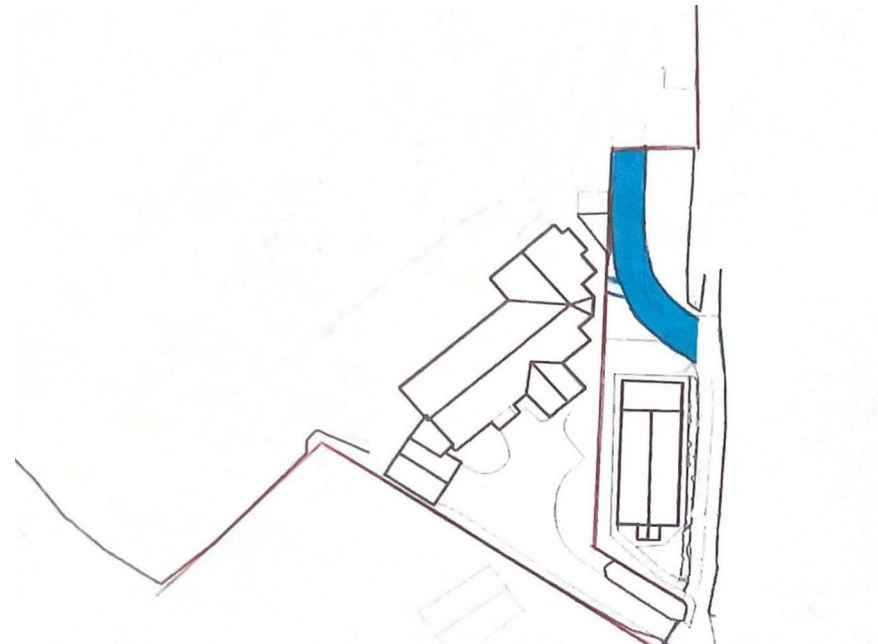
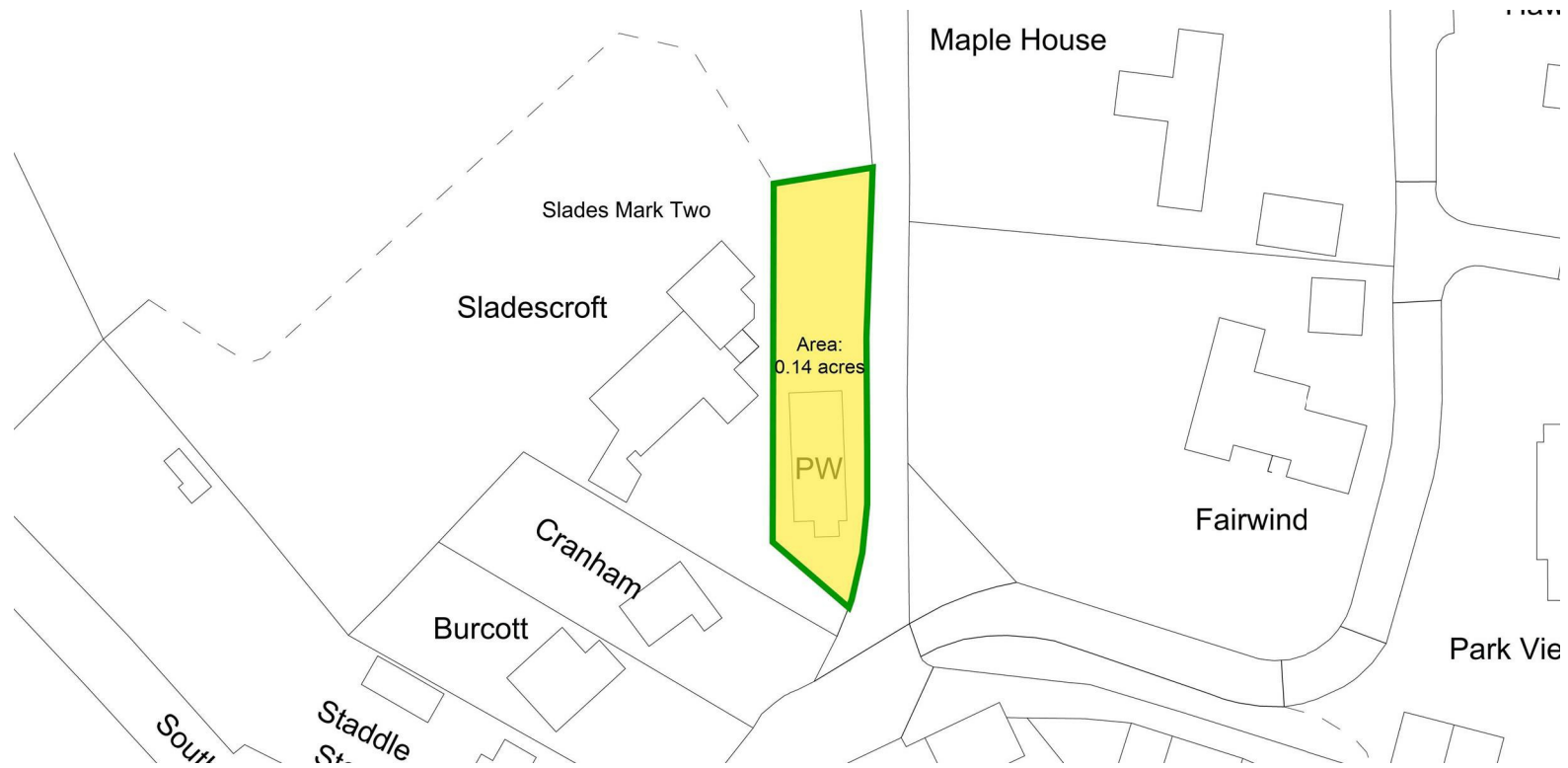
MATERIAL INFORMATION

We are advised by the trustees that the property has subsidence. Interested parties should make their own enquiries.

There is a current Deed of Easement allowing an access way 4 metres wide, coloured blue on the plan details within this sales brochure for the neighbouring property known as Sladescroft.

Flood Risk: Very Low





INFORMAL TENDER NOTES

The Gospel Hall, Burton Lane East Coker, Yeovil, Somerset, BA22 9LJ
SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this original form no later than

12 NOON ON Tuesday 25th June 2026

SYMONDS AND SAMPSON, 2 Court Ash, Yeovil BA20 1HG

(SCANNED EMAIL COPIES WILL **NOT** BE ACCEPTED)

Tenders should be submitted on the following basis:

1. Tenders should be for a fixed sum; no escalating bid or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
3. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place. All offers should be subject to the terms and conditions contained within the particulars of the sale.
4. If you are submitting an offer on behalf of another party, you should state the name and address of that party and you should confirm your authority to act as their agent.
5. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
6. Please clearly mark on the envelope with words "The Gospel Hall, Burton Lane East Coker, Yeovil, Somerset, BA22 9LJ" in the left-hand corner.
7. Successful bids will be subject to further checks to satisfy Anti-money laundering regulations.
8. If you wish to check with us that your offer has been received at this office, we suggest that you mark the envelope with your initials or some form of identification.
9. Completion date...TBC
10. The vendors do not commit themselves to accept the highest or indeed any offer.

INFORMAL TENDER FORM

The Gospel Hall, Burton Lane East Coker, Yeovil, Somerset, BA22 9LJ
SUBJECT TO CONTRACT

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(SCANNED EMAIL COPIES WILL **NOT** BE ACCEPTED)

I/We: _____

Of: _____

Postcode _____

Telephone: _____

Hereby submit for a Tender for the property as described in our particulars and conditions of sale, in the sum of:

£ _____ In words £ _____

Please provide details of funding and enclose evidence (e.g., bank statements/mortgage offer/letter from bank)

Dated _____

Signed: _____ Signed: _____

Name(s) in full: _____

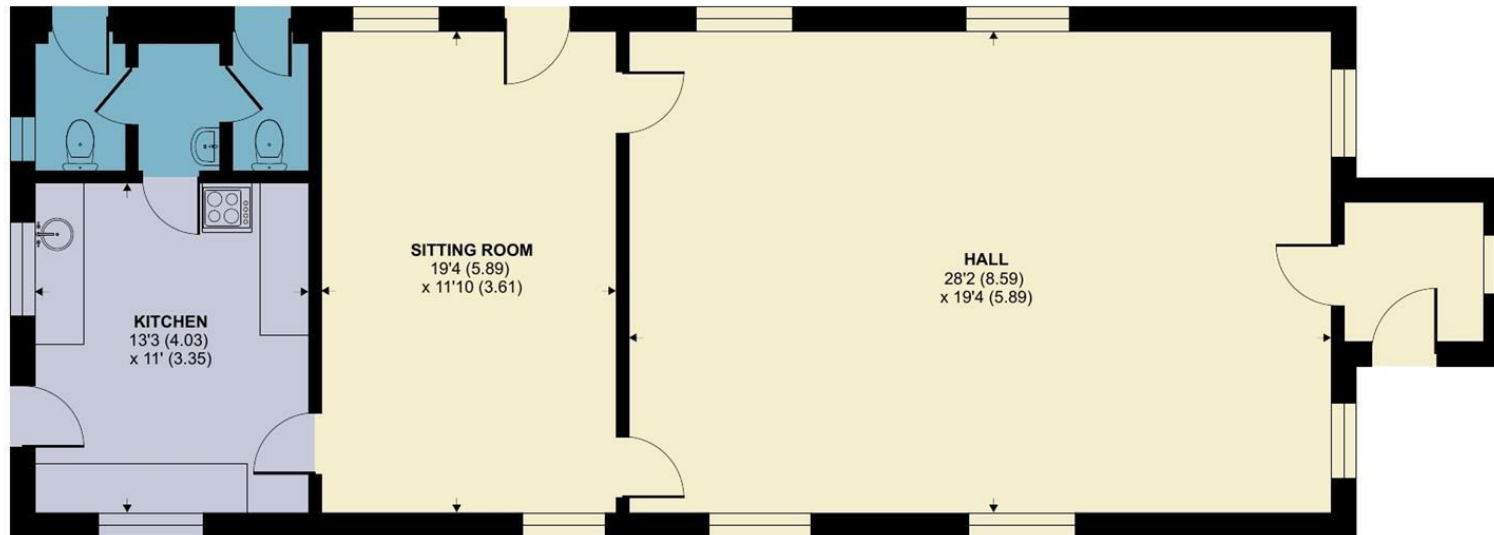
My/Our Solicitors are: _____

This tender form should be completed in accordance with the conditions and stipulations set out in the contents of the sales particulars.

The Gospel Hall, Burton Lane, East Coker, Yeovil

Approximate Area = 1039 sq ft / 96.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1458509

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YEO/SH/29.05.2026



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Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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