Blackmoor Farm Blackmoor, Langford, North Somerset, BS40

Auction Guide Price +++ £675,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 20TH MAY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MAY LIVE ONLINE AUCTION
- FREEHOLD DETACHED FARMHOUSE
- 2.49 ACRE PLOT WITH OUTBUILDINGS
- HUGE POTENTIAL | DEVELOPMENT | HOME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold DETACHED PERIOD FARMHOUSE set in 2.49 ACRES with BARNS and OUTBUILDINGS | All in need of MODERNISATION with DEVELOPMENT potential STC.

Blackmoor Farm Blackmoor, Langford, North Somerset, BS40 5HJ

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Blackmoor Farm, Blackmoor, Langford, North Somerset BS40 5HJ

Lot Number TBC

The Live Online Auction is on Wednesday 20th May 2026 @ 12:00 Noon
Registration Deadline is on Friday 15th May 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

THE PROPERTY

Blackmoor Farm is an exciting opportunity comprising a detached period Farm House (2063 St Ft | Not Listed) with vehicular access via a private driveway leading to 2.49 acres of grounds with a selection of Barns and Outbuildings (2293 Sq Ft) set on the edge of this sought after village.
Total - 4356 Sq Ft | 2.49 acres
Sold with vacant possession.

Tenure - Freehold
Council Tax - Band E
EPC - G

THE OPPORTUNITY

FARMHOUSE | MODERNISATION

The farmhouse now require modernisation but have potential to be extended to both the side and rear to create a stunning detached family home.
Likewise the barns and outbuildings require modernisation but have huge potential for further accommodation or to provide an income.
There is also scope for a variety of workshops, annexe, garages, offices etc

NEW BUILD | FAMILY HOME

The farmhouse is not listed and there is scope to demolish and re erect a large family home in a more central position to maximise the exceptional 2 acre + plot.
We understand there is scope to move the driveway to a more central position on the plot.

HIGH DENSITY RESI DEVELOPMENT OPPORTUNITY

There is scope for a high density residential development to convert the Farmhouse and Barns or new build.
Please refer to proposed schemes in the details.

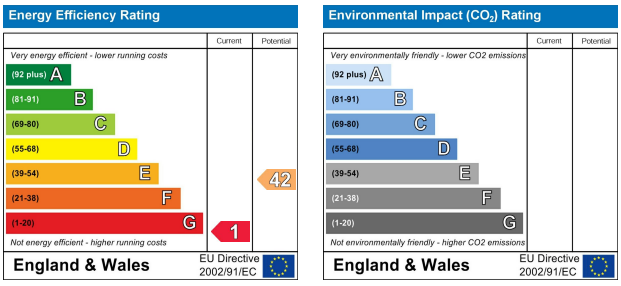
All above subject to gaining the necessary consents.

REDUCED PRICE FOR AUCTION

The property was previously listed with respected national agents at £950,000 and previously £845,000 and now has a reduced and attractive guide price for sale by live online auction.

Floor plan

EPC Chart



hollis morgan

9 Waterloo Street
Clifton
Bristol
BS8 4BT
Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Auction Property Details Disclaimer

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