

Land at Knole and Etsome

Somerton, Somerset

Land at Knole and Etsome

Somerton, Somerset

240.77 acres (97.44 hectares) of productive arable land with areas of pasture and woodland available in 5 lots

- For Sale by Private Treaty as a whole and in 5 lots

Lot 1 – 53.62 acres arable land

Guide Price £530,000

Lot 2 – 54.13 acres arable and woodland

Guide Price £515,000

Lot 3 – 50.19 acres arable land

Guide Price £550,000

Lot 4 – 52.80 acres arable and pasture land

Guide Price £450,000

Lot 5 – 30.03 acres arable land

Guide Price £240,000

Guide Price **£2,285,000 (Whole)**

Freehold

Sturminster Newton
01258 472244

sturminster@symondsandsampson.co.uk



INTRODUCTION

The land has been accumulated over the past seven years by a local owner to form an agricultural portfolio to compliment a larger land holding in Dorset. All lots have been farmed by a local contract farmer under a contract farming agreement. The sale affords opportunities for investors, farmers and amenity buyers to acquire a range of acreages.

LOT 1 – LAND AT GROVE LANE, KNOLE, TA10 9JA
53.62 acres (21.70 hectares)

Two fields of productive arable land with good road access off Grove Land and Great Lane and a spring fed stream running along the northern boundary. The soil is very workable Evesham Series clay with limestone over Lower Lias and is classified Grade 3 on the ALC. Currently sown to winter wheat, the land has produced heavy crops in recent years.

LOT 2 – LAND AT Highbrooks, TA11 7HZ
54.13 acres (22.91 hectares)

Two parcels of level productive arable land of Grade 3 Evesham and Somerton Series soil plus Highbrooks plantation; 7 acres of maturing mixed broadleaf woodland comprising mainly poplar, ash and oak. The land benefits from access off the A372 and Highbrooks and is identified locally by the poplar plantation adjoining the A372.

LOT 3 – LAND AT ETSOME HILL, TA11 6JD
50.19 acres (20.31 hectares)

Four parcels of productive level arable land lying 50m above sea level providing panoramic views. The Grade 3 soil is a highly workable and relatively free draining limestone brash. The land has two access gates off Etsome Hill Road.

LOT 4 – LAND AT ETSOME, TA11 6JD
52.80 acres (21.37 hectares)

An intriguing mix of pasture and arable land offering environmental/BNG/conservation potential. Sandwiched between Etsome Hill and Barpool Lane is 26.52 acres of sloping permanent pasture with clumps of mature oak trees and bushes and levelling out at the bottom. Sandwiched between Barpool Lane and the River Cary are three level fields of loamy clay soil pasture and arable land. Grades 3 and 4.



LOT 5 – LAND AT DUNDON HAYES DROVE, TA11 6JD

30.03 acres (12.15 hectares)

Three parcels of level arable capable land. Lying 8m above sea level the soil is loamy clay Alluvium and is Grade 4. Two parcels were land drained in 2018. Access is along Dundon Hayes Drove which is an unclassified highway maintainable at public expense up to parcel 5571. The River Cary forms the southern boundary and on the opposite side is a solar park.

LOCATION

The land lies in two main blocks. Lots 1 and 2 are 2.5 miles south of Somerton, between Knole and Catsgore, convenient for access from the A372 between Podimore and Langport.

Lots 3, 4 and 5 are located just north of Somerton at Etsome, partially on a ridge overlooking surrounding countryside and partially on the edge of Somerton Moor. Access is off two lanes from the town.

DIRECTIONS

What3Words for road entrances

Lot 1: ///dunk.lends.agreeable

Lot 2: ///chopper.sculpting.flush

Lot 3: ///chat.octagon.accent

Lot 4: ///rigs.gaps.sums

Lot 5: ///amber.weeps.purified



Lot 5



Lot 3



Lot 3



Lot 5

SERVICES

Mains water not currently connected to any lot. A water main runs in Etsome Lane adjoining Lots 3 and 4.

CROPPING

Recent years cropping is available on request. Current crops are:

Lot 1 – Winter Wheat

Lot 2 – Fallow, Maize, woodland

Lot 3 – Winter Linseed

Lot 4 – Permanent pasture and CS AB15 Legume Fallow

Lot 5 – Fallow

HOLDOVER

Holdover to harvest growing crops will be reserved. Anticipated completion is September 2025, therefore this is only likely to apply to the Maize crop in Lot 2. Grass keep agreement on Lot 4.

AGRICULTURAL SCHEMES

BPS Delinked payments are excluded.

The land is currently in a Mid Tier Countryside Stewardship agreement to 31/12/2027. The buyer will take this on and payment for the calendar year of completion will be apportioned pro-rata. The agreement is available on request.

The land is in a Sustainable Farming Incentive agreement to 31/01/2028. It is understood that this is currently not transferable by the RPA, therefore will be terminated. However, this maybe reviewed subject to RPA guidance.

DESIGNATIONS & RESTRICTIONS

Part of Lots 3 & 4 are in a surface water NVZ. None of the land is in a Landscape Area (formerly AONB). Lot 5 has a public footpath running along the River Cary.

Mineral rights are reserved under parcels 9833 in Lot 1 and 6071 in Lot 2. There is an overage clause on parcel 6134 in Lot 1 affecting non-agricultural development which expires 10/11/2028.

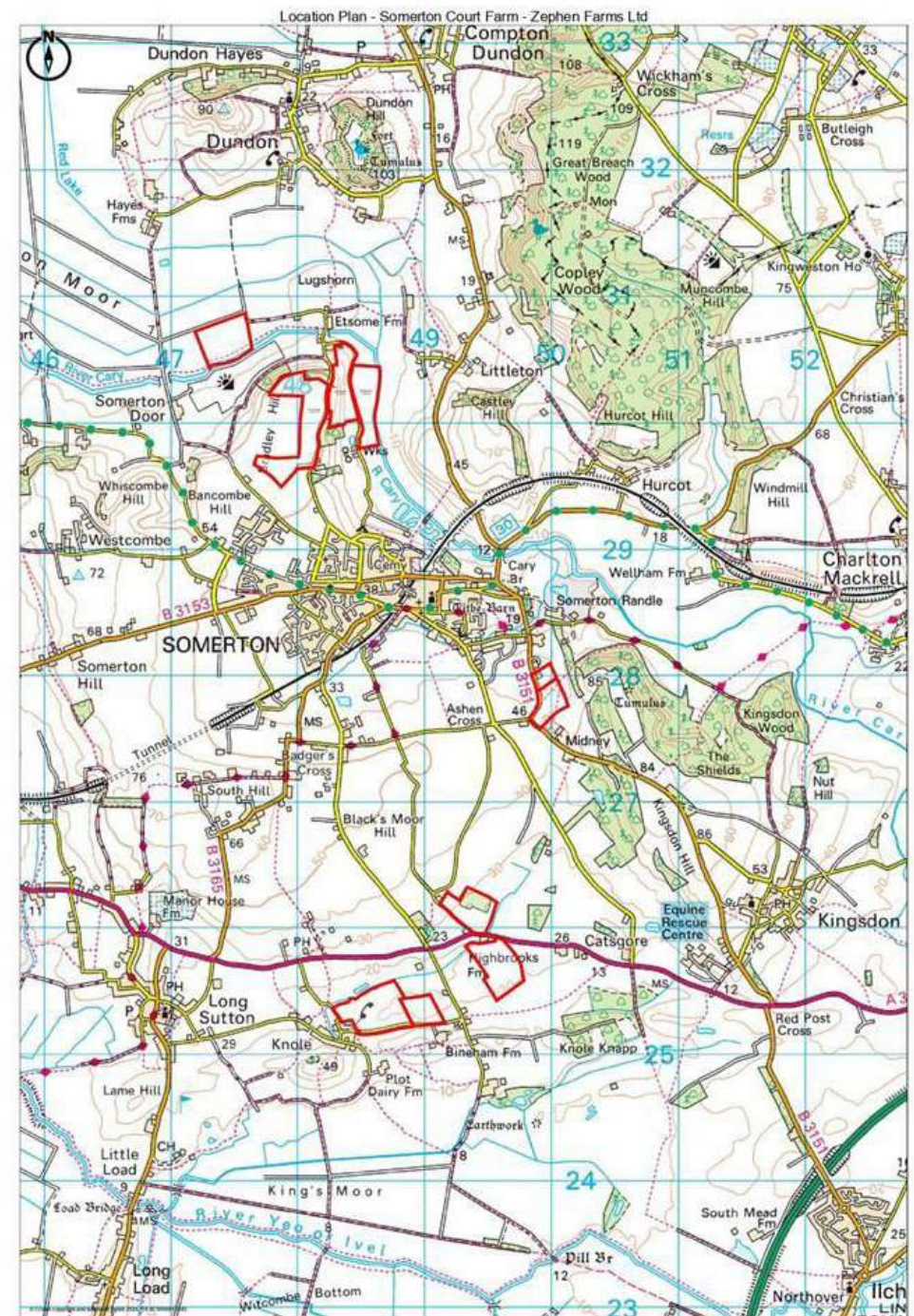
VIEWING & ENQUIRIES

Contact the Joint Selling Agents: Andrew Tuffin, Symonds and Sampson 01258 472244 or Andrew Capel, Robinson Hall 01234 352201.

Lot 4



Lot 4





Land at Somerton

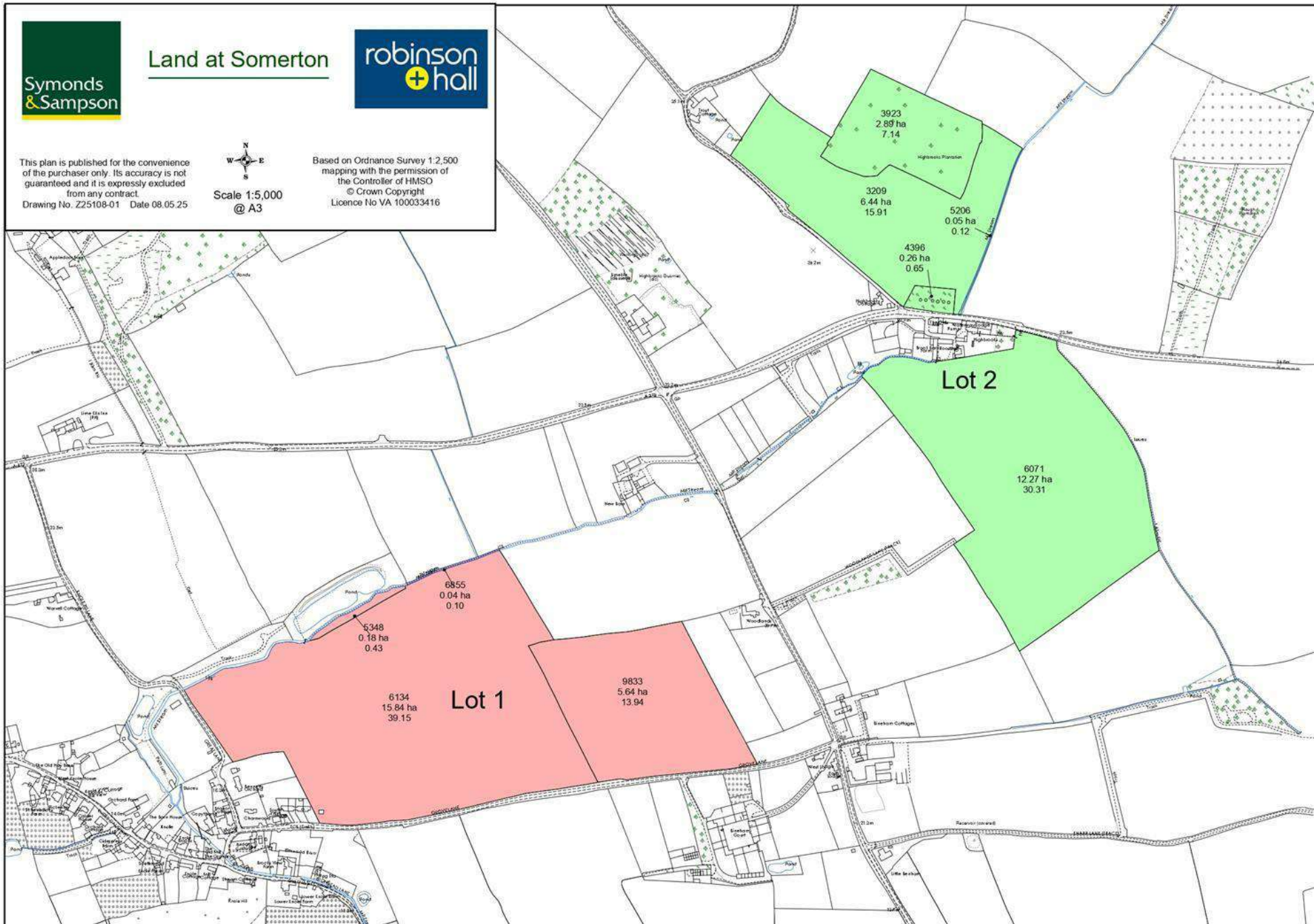


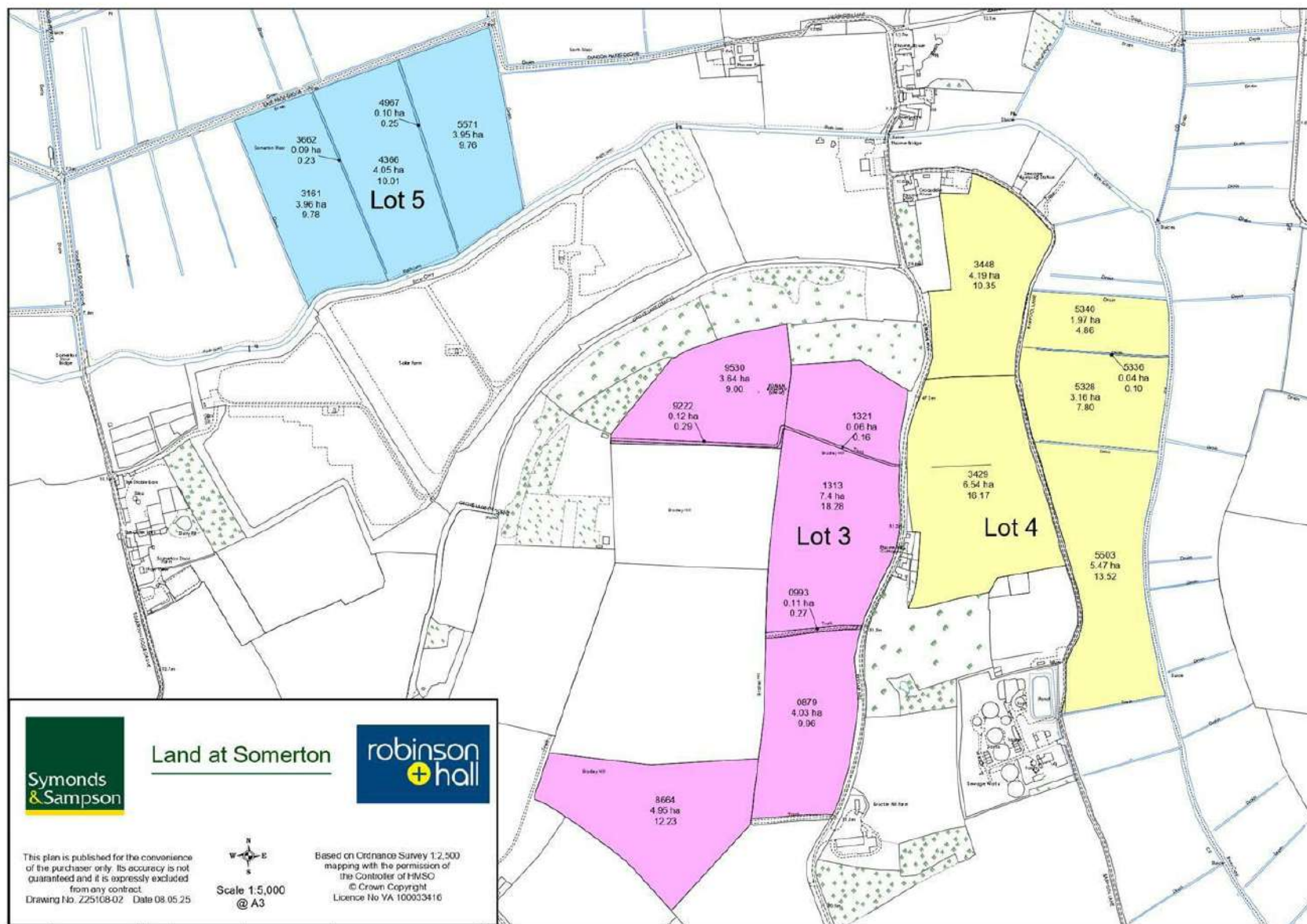
This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
Drawing No. Z25108-01 Date 08.05.25



Scale 1:5,000
@ A3

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO
© Crown Copyright
Licence No VA 100033416





SN/AJT/June 25



01234 352201

ajc@robinsonandhall.co.uk
Robinson & Hall LLP
Unit 1 Highfield Court, Highfield Road,
Oakley, Bedford MK43 7TA

01258 472244

sturminster@symondssandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

