

An aerial photograph of a vast, lush green field. In the middle ground, there is a cluster of trees and a small building. Further back, a larger house with a red roof is visible. The landscape is rolling, with more fields and trees in the distance. The sky is clear and blue.

Symonds
& Sampson

Land & Stables at Rodden Down

Selwood, Frome, Somerset

Land & Stables at Rodden Down

Selwood

Frome

Somerset BA11 5LD

A serviced parcel of land extending to 5.00 acres with pasture, ponds, woodland and equestrian facilities.

- A pretty parcel extending to 5.00 acres
 - Well-equipped stable block
 - Diverse natural features
 - Mains services connected
 - Attractive rural position
- Good, secure highway access

Guide Price **£125,000**

Freehold

FOR SALE BY INFORMAL TENDER
Offers to be received by 12 noon on
12th November 2025

Sturminster Agricultural
01258 472244
sturminster@symondsandsampson.co.uk



THE PROPERTY

Available for the first time in over 25 years, the Land & Stables at Rodden Down offers the chance to secure 5.00 acres (2.02 hectares) near the market town of Frome. The land comprises productive pasture complete with a pond, pockets of established woodland, a well-equipped stable block with concrete yard, a generous hardstanding area for parking, and a small redundant menage. Carefully managed and cherished by the current owners, the land presents excellent scope for adaptation and enhancement to suit individual requirements, subject to the necessary consents.

SITUATION

The land lies approximately 2.1 miles southeast of the centre of Frome, a vibrant and historic market town renowned for its characterful architecture, creative community and independent shops. Excellent local road links connect the land to the wider region including the city of Bath which is 15 miles away and a 30 minute drive north.

THE LAND

Formerly known as Flintford Brickworks, the land lies in a sheltered, lower-lying position and is now predominantly permanent pasture with a wildlife pond forming a central focal point. Scattered pockets of willow add interest and create a tranquil setting. To the south, a small block of mixed broadleaf and coniferous woodland is complemented by an additional dew pond, enhancing both the setting and ecological value. The stable block, hardstanding area and small menage are positioned to the southwest and the boundaries are comprised of mature hedgerows and established poplar trees, creating a strong sense of enclosure and privacy.

THE STABLES & YARD

The stables are of a timber frame construction with timber-clad elevations beneath a box-profile steel sheet roof. They incorporate 3 loose boxes and both a tack room and storage room, all integral parts of the stable are serviced by a mains electricity supply. Set on metal skids and positioned upon a concrete pad, the stable block benefits from a generous concrete yard area to the northeast, enclosed by post-and-rail fencing. In total, the stable block extends to approximately 722 sq ft.

SERVICES

Metred mains water & electricity supplies servicing the stable block.

Rainwater collection system from stable roof.



ACCESS

Access is gained directly off the council-maintained highway (A362) to the southwest.

Half of the access track is included within the land for sale, with the remaining half retained by the adjoining land to the north.

The purchaser will benefit from a right of access over the retained section, while reciprocal rights will apply for the retained land over the section being sold. A shared security gate provides controlled entry.

AGENTS NOTES

The land will be sold subject to a restrictive covenant limiting future uses to agricultural, equestrian, or residential (subject to the necessary planning consents).

The retained land to the north will reserve rights to connect to the mains water supply located at the access and the mains electricity supply.

For any further information regarding the above, please contact the agent.

LOCAL AUTHORITY

Somerset Council (Mendip District)

Phone: 0300 123 2224

Website: <https://www.somerset.gov.uk/>

WHAT3WORDS

///urge.gymnasium.homes

TENURE & POSSESSION

Freehold Title with vacant possession on completion.

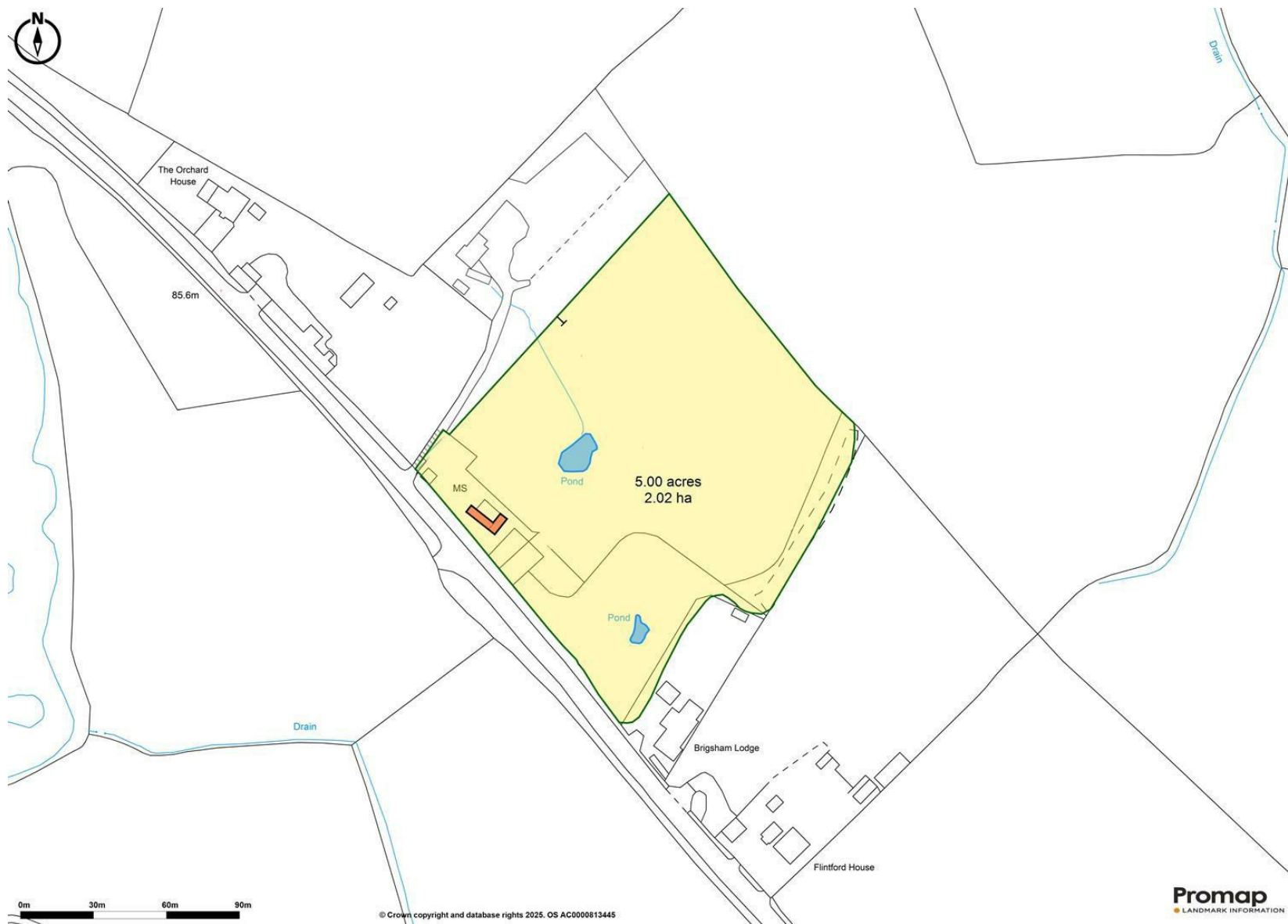
VIEWING

Strictly by confirmed appointment with the vendor's sole agents, Symonds & Sampson. Contact Will Cairns on 01258 472244.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.





SturAg/WC/Oct2025



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Sturminster Newton, Dorset DT10 1AR



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.

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

INFORMAL TENDER FORM

Land & Stables at Rodden Down, Selwood, Frome, Somerset BA11 5LD

To be submitted by 12 noon on Wednesday 12th November 2025

to Symonds & Sampson, Market Place, Sturminster Newton, Dorset DT10 1AR OR by email to wcairns@symondsand sampson.co.uk

Terms: Should you decide to submit an offer it should be submitted in writing upon the following basis:

1. Any offer should be for a fixed amount. 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. The Vendor does not commit to accept the highest or any offer.
4. 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.
5. You should state any conditions on which the offer is made e.g. subject to survey, or subject to contract only.
6. Please mark the outside of the envelope or in the subject line of an email 'Tender – Land & Stables at Rodden Down'
7. Envelopes and email attachments will no be opened before the deadline.
8. Timescale: The Vendor's solicitor will issue a draft contract within 28 days after acceptance of an offer.

On receipt the purchaser shall have 28 days to exchange contracts and a further 28 days to complete the purchase.

Name (s):

Address:

Telephone: Email:

Offer: £.....

Please provide the following:

a. Confirmation of funds enclosed/attached?: Yes No

If a mortgage is required, please confirm Building Society, enclose Mortgage in Principle and specify amount of deposit.

Name of Lender: Agreement in Principle Enclosed/Attached?: Yes No Amount of Deposit: £.....

b. My/our solicitors are:

c. If your offer is subject to sale conditions provide further information:.....

Signed: Dated: