



Symonds
& Sampson

The Stables

Churchmoor Lane, Baltonsborough, Somerset

The Stables

Churchmoor Lane
Baltonsborough
BA6 8QS

An equestrian smallholding extending to 11.80 acres (4.78 hectares) in total with a stable block and mains electricity. For sale by Formal Tender in two lots.



11.80 acres

- Level pasture land
- Timber L-shaped block of five stables
 - Mains Electricity
 - Lot A - 4.29 acres (1.74 hectares)
 - Lot B - 7.51 acres (3.04 hectares)
- Street 6 miles west, Glastonbury 7 miles north-west
- Freehold with vacant possession upon completion
 - For sale by Formal Tender
- Deadline: Wednesday 14th May 2025

Guide Price
Lot A - £100,000
Lot B - £90,000

Freehold

Yeovil Agricultural
01935 382901
lcarnell@symondsandsampson.co.uk



THE PROPERTY

An attractive block of level pasture land extending to 11.80 acres (4.78 hectares) in total. The land is split into two parcels each being sold separately. Lot A extends to 4.29 acres (1.74 hectares) and contains a timber L-shaped block of five stables set on a concrete pad with plenty of hardstanding parking space surrounding.

Lot B extends to 7.51 acres (3.04 hectares).

Both lots are classified as Grade 4 on the Agricultural Land Classification Maps, with the soil described as loamy and clayey floodplain soils with naturally high groundwater.

SITUATION

The land is situated in the county of Somerset outside the village of Baltonsborough. The town of Street is situated 6 miles to the west and the town of Glastonbury is situated 7 miles to the north-west. The access to Lot A is located at the end of Churchmoor Lane, with a single track leading on to Lot B.

RIGHTS OF WAY

According to data held by Somerset Council, there is a public footpath running along the southern border of Lot B parallel with the river.

DESIGNATIONS

The land is located in a SSSI Impact Risk Zone and a Nutrient Neutrality Catchment for the Somerset Levels and Moors in the Brue catchment.

SERVICES

Lot A benefits from a mains electricity supply.

SPORTING

All sporting rights are owned and included in the sale.

TENURE AND POSSESSION

Freehold with vacant possession on completion.



LOCAL AUTHORITY

Somerset Council
www.somerset.gov.uk
Tel: 0300 123 2224

SOLICITORS

Katherine Oakes
Ames Kent
katherine.oakes@ames-kent.co.uk

FLOODING

The majority of the land lies withing flood zone 3.

WHAT3WORDS

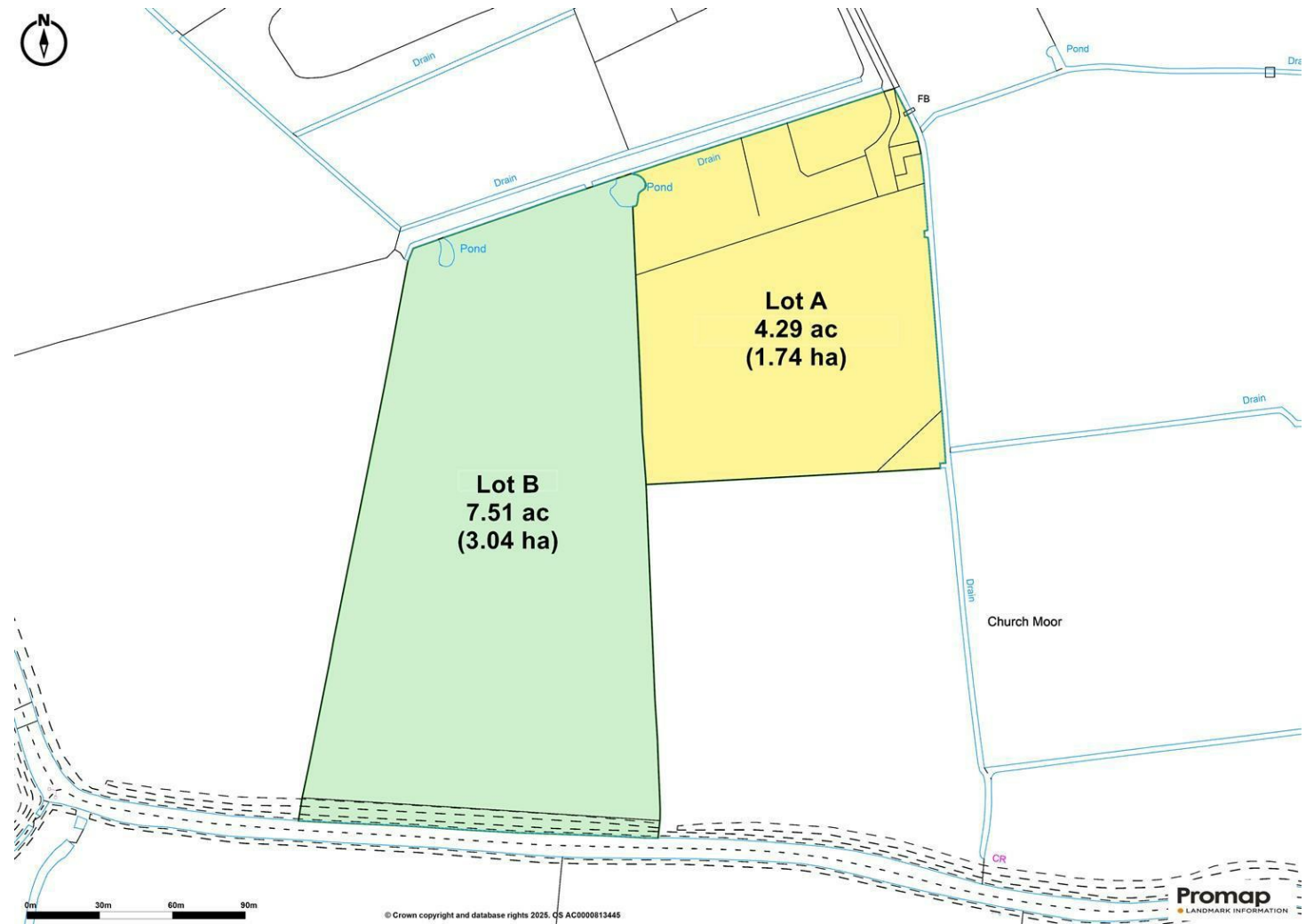
Lot A - ///defeated.decoding.harder
Lot B - ///humidity.hoping.ourselves

METHOD OF SALE

Both Lot A and Lot B are for sale by Formal Tender.
Tenders are to be submitted on the attached tender
form and returned to our Yeovil office by Wednesday
14th May 2025 at 12 noon.

TENDER PACK

A full tender pack is available for all prospective
purchasers. It is advised that all parties seek
independent legal advice and read the pack. Access to
the pack is available from the Symonds & Sampson LLP
Yeovil office.



YEOAG/LMC/240325



01935 382901

lcarnell@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



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

FORMAL TENDER CONDITIONS
The Stables
Churchmoor Lane, Baltonsborough, Somerset, BA6 8QS
("the Property")

Tenders are to be received, in writing, on this form no later than
12 NOON ON WEDNESDAY 14TH MAY 2025

Symonds & Sampson, 2 Court Ash, Yeovil, BA20 1HG
Ref: LC Email: LCarnell@symondsandsampson.co.uk

Tenders should be submitted on the following basis:

1. Any person wishing to purchase the Property must complete and sign the Formal Tender Form attached and return it together with the signed Contract, these printed conditions and a 10% deposit to Symonds & Sampson at the above address by the date and time stated.
2. Tenders should be for a fixed sum; no escalating bid or any offer calculated by reference to other offers will be considered.
3. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
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. All offers should be subject to the terms and conditions contained within the particulars of the sale and the Tender Pack.
5. 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.
6. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
7. Please clearly mark on the envelope with words "**The Stables**" in the left hand corner. In addition to this form, you must include the completed Contract from the Tender Pack and your cheque for 10% deposit. 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.
8. The Vendors do not commit themselves to accept the highest or indeed any offer.
9. Completion date as per contract.
10. In submitting a tender the following assumptions shall apply:
 - (a) that the tenderer has previously inspected the Property.
 - (b) that the tenderer accepts the Property in the physical state it is now in.
 - (c) that the tenderer has read the tender pack and has had the opportunity to raise such enquiries as a prudent purchaser might raise or has chosen to waive such an opportunity.
 - (d) that the tenderer is aware of these Tender Conditions, the Contract and the consequences of submitting a tender which is successful.

NB. Tenders are submitted subject to these Formal Tender Conditions and the conditions in the Contract contained in the Tender Pack. Should your offer be accepted, contracts will be exchanged and the successful tenderer will be bound by these Formal Tender Conditions and the conditions in the Contract. **We strongly recommend you instruct a solicitor to inspect the pack on your behalf before submitting a tender.**



01935 382901

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www.symondsandsampson.co.uk

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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 property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

FORMAL TENDER FORM
LOT A, The Stables
Churchmoor Lane, Baltonsborough, Somerset, BA6 8QS
("the Property")

Tenders are to be received, in writing, on this form no later than
12 NOON ON WEDNESDAY 14TH MAY 2025

Symonds & Sampson, 2 Court Ash, Yeovil, BA20 1HG
Ref: LC Email: LCarnell@symondsandsampson.co.uk

I/We: _____

Of: _____

_____Postcode_____

Telephone: _____

Email: _____

Hereby submit 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: _____

Name: _____

My/Our Solicitors are: _____

Address: _____

Please ensure this form is returned to our office together with the signed Formal Tender Contract and your deposit monies being 10% of your tender amount prior to 12 noon on Wednesday 14th May 2025. This tender form should be completed in accordance with the conditions and stipulations set out in the contents of the sales particulars and the tender pack.

FORMAL TENDER FORM
LOT B, The Stables
Churchmoor Lane, Baltonsborough, Somerset, BA6 8QS
("the Property")

Tenders are to be received, in writing, on this form no later than
12 NOON ON WEDNESDAY 14TH MAY 2025

Symonds & Sampson, 2 Court Ash, Yeovil, BA20 1HG
Ref: LC Email: LCarnell@symondsandsampson.co.uk

I/We: _____

Of: _____

_____Postcode_____

Telephone: _____

Email: _____

Hereby submit 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: _____

Name: _____

My/Our Solicitors are: _____

Address: _____

Please ensure this form is returned to our office together with the signed Formal Tender Contract and your deposit monies being 10% of your tender amount prior to 12 noon on Wednesday 14th May 2025. This tender form should be completed in accordance with the conditions and stipulations set out in the contents of the sales particulars and the tender pack.

FORMAL TENDER FORM
LOT A AND LOT B (WHOLE), The Stables
Churchmoor Lane, Baltonsborough, Somerset, BA6 8QS
("the Property")

Tenders are to be received, in writing, on this form no later than
12 NOON ON WEDNESDAY 14TH MAY 2025

Symonds & Sampson, 2 Court Ash, Yeovil, BA20 1HG
Ref: LC Email: LCarnell@symondsandsampson.co.uk

I/We: _____

Of: _____

_____Postcode_____

Telephone: _____

Email: _____

Hereby submit 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: _____

Name: _____

My/Our Solicitors are: _____

Address: _____

Please ensure this form is returned to our office together with the signed Formal Tender Contract and your deposit monies being 10% of your tender amount prior to 12 noon on Wednesday 14th May 2025. This tender form should be completed in accordance with the conditions and stipulations set out in the contents of the sales particulars and the tender pack.