

The background of the entire page is a wide-angle photograph of a rural landscape. In the foreground, a lush green field is separated from the viewer by a rustic wooden fence that runs diagonally from the bottom left towards the center. Two horses, one white and one brown, are grazing in the field. The middle ground shows a line of trees and shrubs, with more fields and distant buildings visible on the horizon. The sky is a vibrant blue, filled with scattered white clouds.

# Land at Barrington

Ilminster, Somerset



# Land at Barrington

Ilminster  
Somerset  
TA19 0JD

7.48 acres (3.03 hectares) of level pasture land with a building and orchard situated outside the village of Barrington. For sale by Formal Tender in two lots.



7.48 acres

- Lot A - 5.93 acres (2.40 hectares)
- Lot B - 1.55 acres (0.63 hectares)
  - For sale by Formal Tender
  - As a whole or in two lots
- Deadline: Wednesday 14th May 2025

Guide Price:  
Lot A: £90,000  
Lot B: £40,000  
Freehold

Yeovil Agricultural  
01935 382901  
[LCarnell@symondsandsampson.co.uk](mailto:LCarnell@symondsandsampson.co.uk)





## THE LAND

An attractive block of level pasture land and orchard extending to 7.48 acres (3.03 hectares) in total. The land is split into two parcels each being sold separately. Lot A extends to 5.93 acres (2.40 hectares) and contains a timber framed storage building with internal stock proof fencing separating the plot into three paddocks.

Lot B extends to 1.55 acres (0.63 hectares) and comprises an old orchard with a scattering of apple trees throughout.

Both lots are classified as Grade 2 on the Agricultural Land Classification Maps and enclosed by mature hedge and tree lined boundaries. The soil is described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

## SITUATION

The land is situated outside the popular somerset village of Barrington. Both lots have separate access with Lot A from Gibbs Lane and Lot B from Bakers Lane. The town centre of Ilminster is approximately 4 miles southeast, whilst Yeovil is approximately 14 miles to the east.

## RIGHTS OF WAY

There is a public footpath running along the southern boundary of Lot A which also runs to the northern boundary along the middle internal fence line. There are no public footpaths affecting Lot B.

## DESIGNATIONS

Both lots are located in a SSSI Impact Risk Zone and Nutrient Neutrality Catchments for the Somerset Levels and Moors.

## SERVICES

Lot A is currently connected to a mains water supply. Lot B has no main services connected.

## SPORTING

All sporting rights are owned and included in the sale.

## TENURE AND POSSESSION

Freehold with vacant possession on completion.





## RESTRICTIVE COVENANTS

Lot A - Not to erect any building other than agricultural or equestrian buildings within a period of 40 years from 1 June 2001.

Lot B - Not to erect any building other than agricultural or equestrian buildings within a period of 40 years from 1 June 2010.  
See tender pack for full details.

## SOLICITORS

Every's Solicitors - Sarah Warren  
sarah.warren@every's.co.uk/01460 279260

## LOCAL AUTHORITY

Somerset Council

## WHAT3WORDS

Lot A - ///gobbles.dancer.galloped  
Lot B - ///lamenting.according.sleepy

## AGENTS NOTES

The contracts contain a requirement for the buyer of each lot to reimburse search fees in the sum of £472.67. See tender pack for full details.

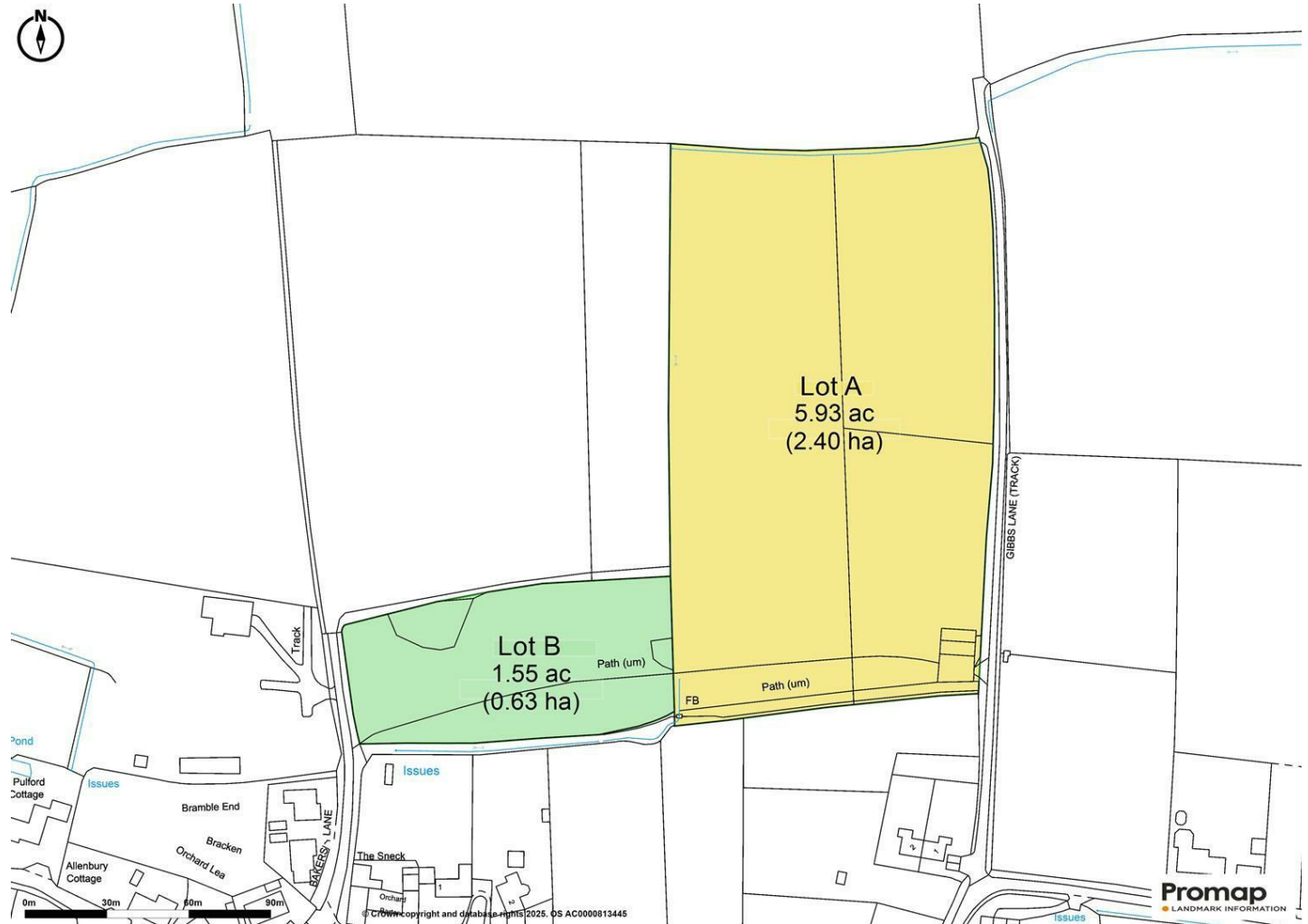
## METHOD OF SALE

The land is 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 and Sampson LLP Yeovil office.

YeoAg/LMC/24032025



01935 382901

L.Carnell@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 or 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**  
**Land at Barrington**  
**Ilminster, Somerset, TA19 0JD**  
**("the Property")**

Tenders are to be received, in writing, on this form no later than  
**12 NOON ON WEDNESDAY 14<sup>TH</sup> 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 and these printed conditions to Symonds & Sampson at the above address by the date and time stated. You will be required to procure that your conveyancer remits a 10% deposit by electronic transfer to the Seller's conveyancer within 48 hours of your tender being accepted.
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 "**Land at Barrington**" in the left hand corner. In addition to this form, you must include the completed Contract from the Tender Pack. 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.**

The successful tenderer is required to procure his/her conveyancer to remit 10% deposit funds by electronic bank transfer to the Seller's conveyancer within 48 hours of tender acceptance.



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**FORMAL TENDER FORM**  
**LOT A, Land at Barrington**  
**Ilminster, Somerset, TA19 0JD**  
**("the Property")**

**Tenders are to be received, in writing, on this form no later than**  
**12 NOON ON WEDNESDAY 14<sup>TH</sup> 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 £ \_\_\_\_\_

I confirm I will procure that my conveyancer remits a 10% deposit by electronic bank transfer to the Seller's conveyancer within 48 hours of my tender being accepted.

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 prior to 12 noon on Wednesday 14<sup>th</sup> 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.



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**FORMAL TENDER FORM**  
**LOT B, Land at Barrington**  
**Ilminster, Somerset, TA19 0JD**  
**("the Property")**

**Tenders are to be received, in writing, on this form no later than**  
**12 NOON ON WEDNESDAY 14<sup>TH</sup> 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 £ \_\_\_\_\_

I confirm I will procure that my conveyancer remits a 10% deposit by electronic bank transfer to the Seller's conveyancer within 48 hours of my tender being accepted.

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\_\_\_\_\_  
\_\_\_\_\_

Dated \_\_\_\_\_ Signed: \_\_\_\_\_

Name: \_\_\_\_\_

My/Our Solicitors are: \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**FORMAL TENDER FORM**  
**LOT A AND LOT B (WHOLE), Land at Barrington**  
**Ilminster, Somerset, TA19 0JD**  
**("the Property")**

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I/We: \_\_\_\_\_

Of: \_\_\_\_\_

\_\_\_\_\_Postcode\_\_\_\_\_

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Email: \_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_

Dated \_\_\_\_\_ Signed: \_\_\_\_\_

Name: \_\_\_\_\_

My/Our Solicitors are: \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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