

A wide-angle photograph of a large, green grassy field in the foreground, leading to a row of stone houses in the middle ground. The houses have dark roofs and are surrounded by trees and a clear blue sky. The overall scene is bright and sunny.

# Land at West Lane

Mosterton, Beaminster

# Land at West Lane

Mosterton  
Beaminster  
DT8 3HN

A single enclosure of sloping pasture land featuring a pond containing koi carp and far-reaching views extending to 0.83 acres (0.33 hectares). For sale by Formal Tender.



0.83 acres

- Sloping pasture land
- 0.83 acres (0.33 hectares)
  - Pond with koi carp
- Set in the village of Mosterton
  - For sale by Formal Tender
- Deadline: Wednesday 14th May 2025

Guide Price £25,000

Freehold

Yeovil Agricultural  
01935 382901

lcarnell@symondsandsampson.co.uk



## THE LAND

An attractive block of sloping pasture land extending to 0.83 acres (0.33 hectares) in total. Set to the southeast of the plot is a well-established pond stretching to around 230m<sup>2</sup>. The pond contains koi carp. The plot is enclosed by mature hedge and tree line boundaries to the north and west and fencing to the east. The soil is freely draining slightly acid loamy soil and the land is classified as Grade 3 on the Agricultural Land Classification Maps.

## SITUATION

The land is situated in the county of Dorset in the village of Mosterton. The town centre of Crewkerne is set 3.5 miles northwest and Beaminster is located 3.5 miles southeast. The land is accessed directly from West Lane.

## RIGHTS OF WAY

There are no public rights of way crossing the land.

## DESIGNATIONS

The land is Located in a SSSI Impact Risk Zone, a Nutrient Neutrality Catchment for the River Axe and in the Dorset National Landscape (formerly known as Area of Outstanding Natural Beauty).

## SERVICES

The land is currently not connected to any mains services. The pond is spring-fed.

## SPORTING

All sporting rights are owned and included in the sale.

## TENURE AND POSSESSION

Freehold with vacant possession on completion.

## LOCAL AUTHORITY

Dorset Council  
[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

## SOLICITORS

Kitson & Trotman  
Jason Hodnett



## OVERAGE CLAUSE

The land will be sold subject to an overage on any future development. This will exclude agricultural, horticultural and equestrian development. The overage will be effective for 21 years from the date of completion and will be triggered by grant of planning consent with 30% of uplift in value payable within twelve months of the grant of Planning Permission or Deemed Planning Permission.

## AGENTS NOTES

The pond located in the subject land feeds the pond in the neighbouring land to the south. See tender pack for full details.

There will be a right of access granted across the courtyard to the east to allow the purchaser access to maintain the wall only.

Please take care when viewing the pond. There is no fencing surrounding the water.

## WHAT3WORDS

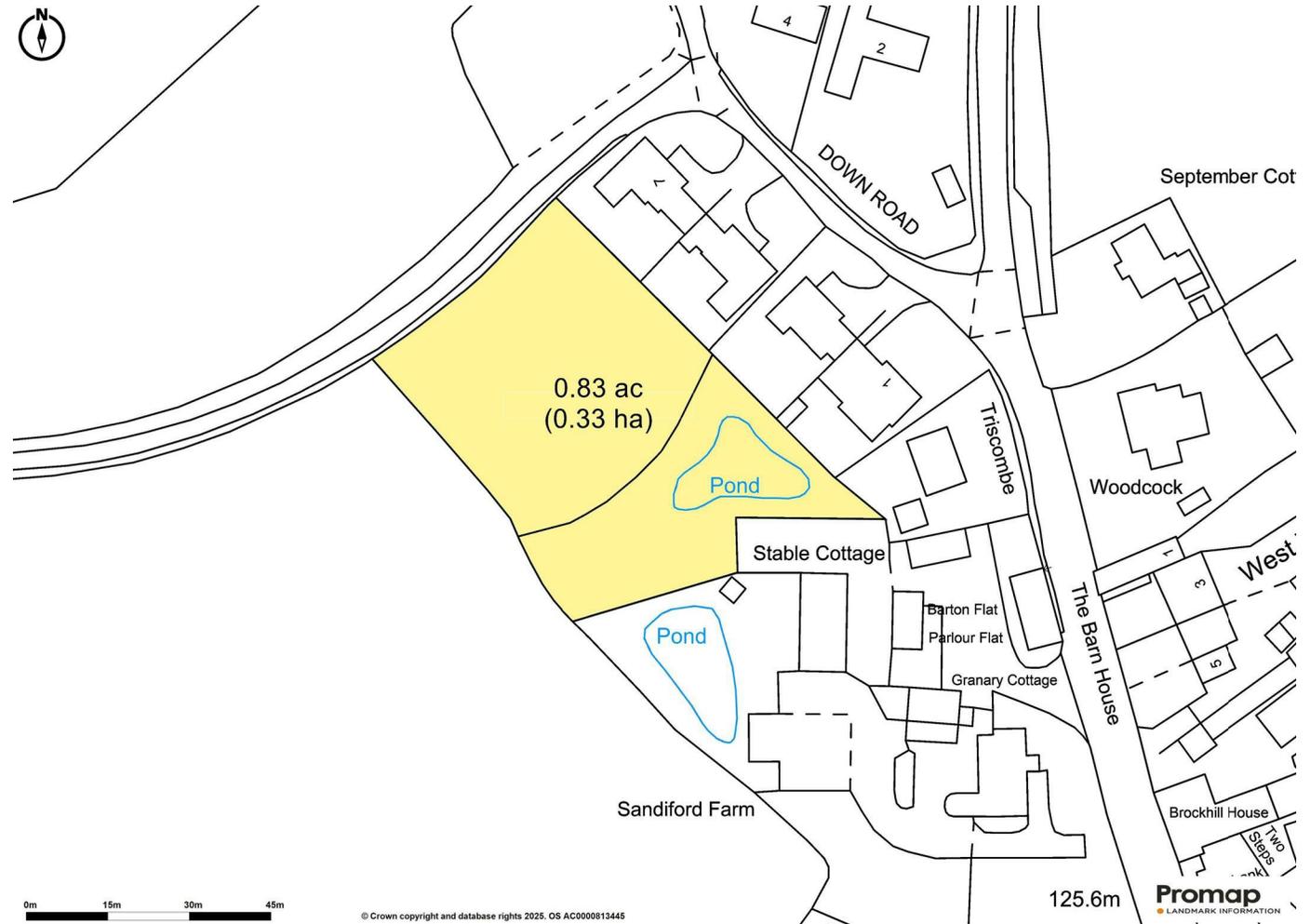
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## METHOD OF SALE

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/18032025



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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**  
**Land at West Lane,**  
**Mosterton, Beaminster, DT8 3HN**  
**("the Property")**

**SUBJECT TO CONTRACT**

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](mailto: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 "LAND AT WEST LANE, MOSTERTON" 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.**



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Symonds & Sampson LLP  
2 Court Ash, Yeovil, Somerset, BA20 1HG  
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[www.symondsandsampson.co.uk](http://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**  
**Land at West Lane,**  
**Mosterton, Beaminster, DT8 3HN**

**SUBJECT TO CONTRACT**  
**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](mailto: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.