

An aerial photograph of a large, vibrant green field, likely a pasture or agricultural land. The field is surrounded by dense, lush green trees and shrubs. A small stream or river flows through the bottom left corner of the image. The overall scene is bright and verdant, suggesting a healthy, natural environment.

Symonds  
& Sampson

# Land at Cuckoo Hill

Yetminster, Sherborne, Dorset



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# Land at Cuckoo Hill

Yetminster  
Sherborne  
Dorset, DT9 6JP

5.41 acres (2.19 hectares) of gently sloping pasture land outside the village of Yetminster. For sale by Formal Tender.



5.41 acres

- Attractive single parcel of gently sloping pasture land
  - Extending to 5.41 acres (2.19 hectares)
    - Direct highway access
- Mature hedge and tree lined boundaries with stockproof fencing
  - Grade 3 agricultural land
- Situated outside the popular Dorset village of Yetminster
- Tenders are to be submitted by Wednesday 23 July 2025 at 12 noon

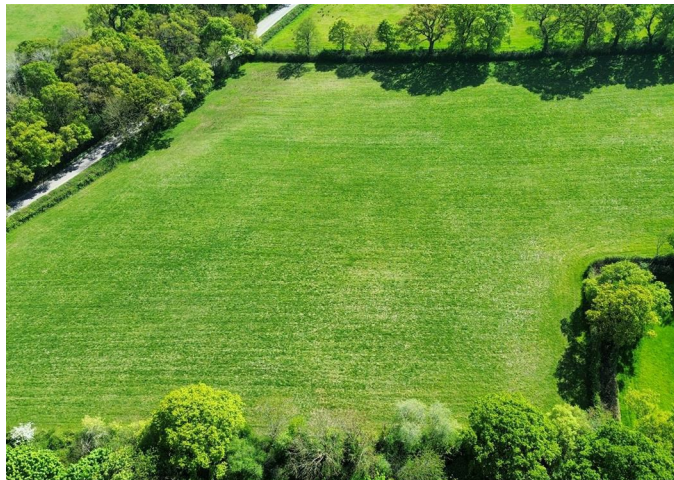
Guide Price £75,000

Freehold

Yeovil Agricultural  
01935 382901

[LCarnell@symondsandsampson.co.uk](mailto:LCarnell@symondsandsampson.co.uk)

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## THE LAND

An attractive single parcel of gently sloping pasture land extending to 5.41 acres (2.19 hectares) in total. The land is classified as Grade 3 on the Agricultural Land Classification Maps and enclosed by mature hedge and tree lined boundaries with stockproof fencing. The soil is predominantly described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

## SITUATION

The land is situated outside the popular Dorset village of Yetminster and accessed directly from Cuckoo Hill. The town centre of Yeovil is approximately 6 miles to the north west and the town centre of Sherborne is 7 miles to the north east.

## 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 Catchments for the Somerset Levels and Moors.

## SERVICES

There are no mains services connected.

Prospective purchasers are to make their own enquires.

## SPORTING

All sporting rights are owned and included in the sale.

## TENURE AND POSSESSION

Freehold with vacant possession on completion.

## SOLICITORS

Blanchards Bailey

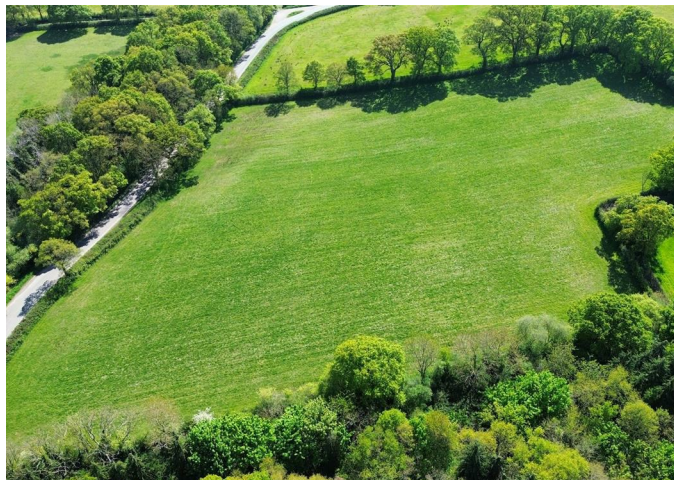
Emily Wolstenholme-Rimmer

[emily.wolstenholme-rimmer@blanchardsbailey.co.uk](mailto:emily.wolstenholme-rimmer@blanchardsbailey.co.uk)

01258 483617

## LOCAL AUTHORITY

Dorset Council





# WHAT3WORDS

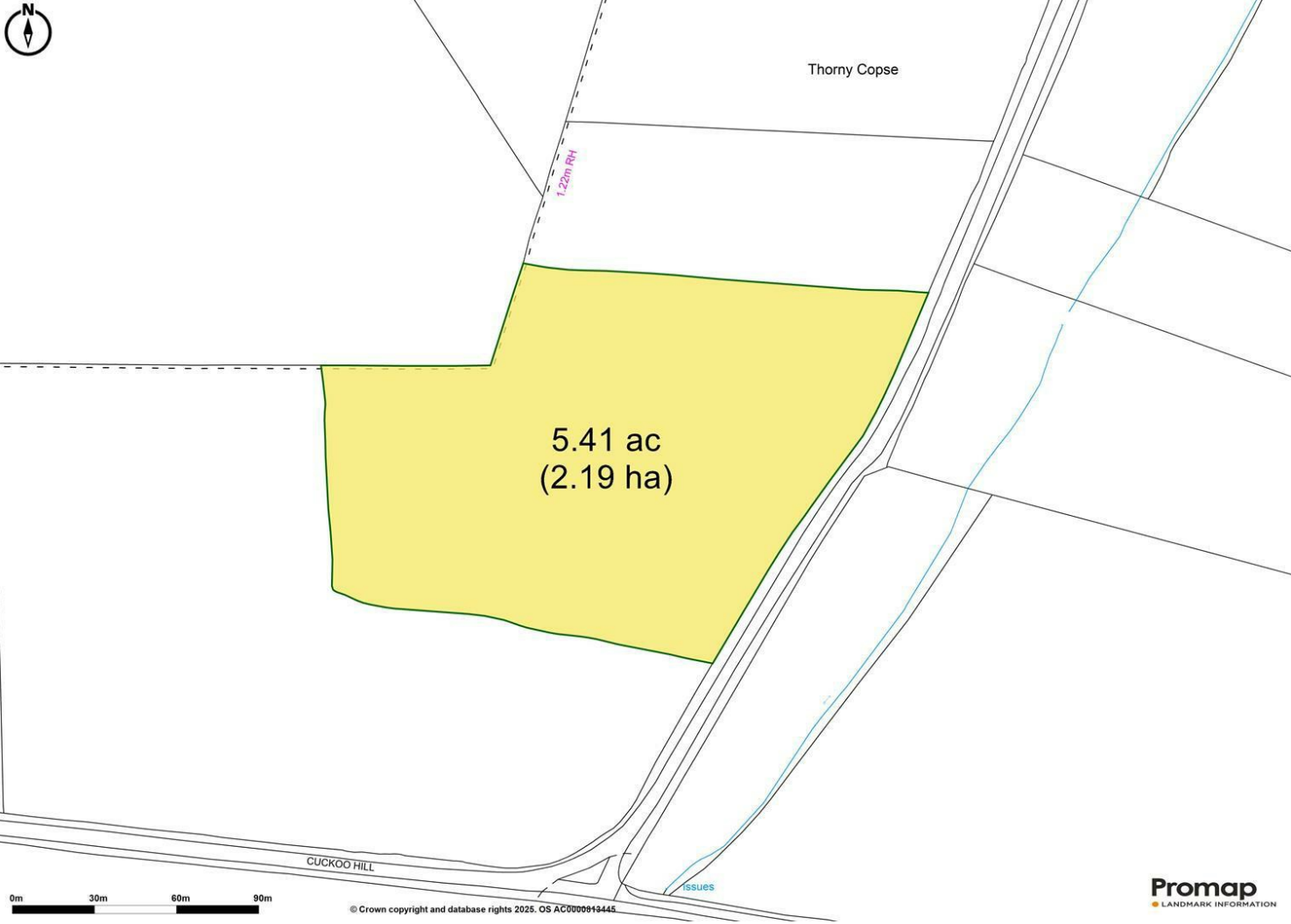
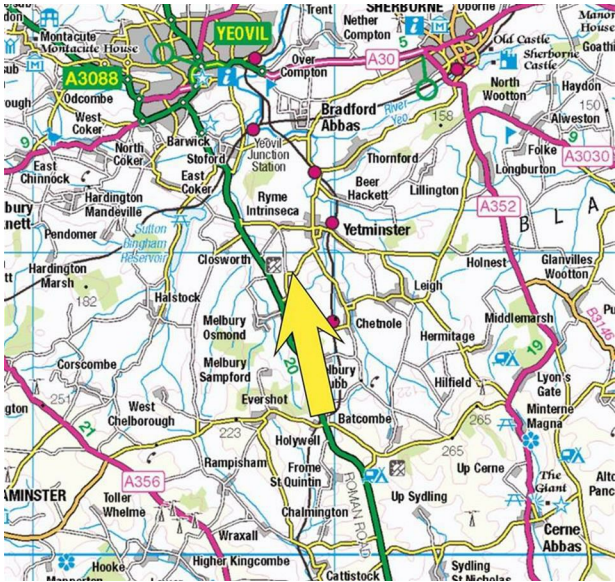
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## METHOD OF SALE

The land is for sale by Formal Tender as a whole. Tenders are to be submitted on the attached tender form and returned to our Yeovil office by Wednesday 23 July 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.



YEO/LC/04/06/2025



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 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 Cuckoo Hill,**  
**Yetminster, Sherborne, Dorset, DT9 6JP**  
**("the Property")**

**SUBJECT TO CONTRACT**

Tenders are to be received, in writing, on this form no later than  
**12 NOON ON WEDNESDAY 23 JULY 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 CUCKOO HILL, YETMINSTER" 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**

Symonds & Sampson LLP  
2 Court Ash, Yeovil, Somerset, BA20 1HG  
[lcarnell@symondsandsampson.co.uk](mailto:lcarnell@symondsandsampson.co.uk)  
[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 Cuckoo Hill,**  
**Yetminster, Sherborne, Dorset, DT9 6JP**

**SUBJECT TO CONTRACT**  
**Tenders are to be received, in writing, on this form no later than**  
**12 NOON ON WEDNESDAY 23 JULY 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 23 July 2025. This tender form should be completed in accordance with the conditions and stipulations set out in the contents of the sales particulars.