

An aerial photograph of a rural landscape. The foreground is dominated by two large, vibrant green fields. A narrow, light-colored path or road runs vertically between them. In the middle ground, a small farm complex with several buildings and a circular structure is visible, surrounded by trees. The background shows a patchwork of fields and distant hills under a blue sky with light clouds.

Symonds  
& Sampson

# Land, Plot and Buildings at Little Lopen Lane

Yeabridge, South Petherton

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Yeabridge  
South Petherton  
TA13 5FH



65.28 acres

- 65.28 acres of predominantly Grade 1 land
- Adaptable range of modern farm buildings & yard
- Planning consent for contemporary four bedroom AOC farmhouse
- Further adjoining land extending to 56.42 acres available
  - South Petherton (2 miles)
  - Crewkerne (4 miles)

Guide Price:

Lot A: £500,000

Lot B: £260,000

Lot C: £255,000

Lot D: £135,000

Freehold

For sale by Private Treaty as a whole or in four lots

Yeovil Agricultural  
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SITUATION

The property is located outside the hamlet of Yeabridge in the parish of South Petherton, Somerset. The area is known for its rolling hills and fertile soils.

Access to the property is from Little Lopen Lane, a shared access track for relevant landowners. Good road links are in close proximity, including the A303 (within 1 mile), A356 (1.5 miles) and A30 (4 miles).

The area is well served, providing a range of retail, recreational and educational facilities at Yeovil (10 miles east) and more local facilities at Crewkerne (4 miles south) and Ilminster (6 miles west).

The neighbouring village of South Petherton (2 miles north) also provides a variety of local amenities including local shops, dining options, a cinema, various sports clubs, a community hospital and a doctors' surgery.

The area is well served by independent and state schools, including Hazlegrove, Perrott Hill, Taunton School and the Sherborne Schools. There is a good network of quiet country lanes and bridleways in the surrounding area for riding, walking, and cycling.

THE PROPERTY

The property comprises 65.28 acres (26.42 hectares) of predominantly Grade 1 arable land in total, together with an adaptable range of modern farm buildings and yard, with an existing planning consent for the erection of a four bedroom contemporary farmhouse, subject to an Agricultural Occupancy Condition (AOC).

The property is available as a whole or in four lots.

ADDITIONAL LAND

A further adjoining four parcels of arable land extending to 56.42 acres (22.83 hectares) are available by separate negotiation. Together with this property, it presents the opportunity for a ring-fenced block extending to 121.70 acres (49.25 hectares) in total. Please contact the selling agent for more information.



## LOT A – PLOT, BUILDINGS & 6.13 ACRES

Lot A comprises a plot with planning permission for the erection of a contemporary four bedroom farmhouse, subject to an AOC. A copy of the approved drawings are included within.

Planning permission has been obtained under planning reference number: 23/02202/FUL. The proposed dwelling has an estimated gross internal area of 184m<sup>2</sup>. There is an AOC attached to the permission stating:

‘The occupation of the dwelling hereby approved shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990), or in forestry, or a widow or widower of such a person, and to any resident dependants.’ The permission was granted on 13 December 2023.

Set to the northwest and southwest of the plot are the farm buildings. They were previously used for contract pig rearing, although they offer an adaptable footprint with potential for a variety of uses, subject to obtaining any necessary consents.

The buildings comprise:

- Lambing building – steel portal frame with corrugated sheet roof and corrugated sheet cladding to one side. 505 m<sup>2</sup>.
- Machinery building – steel portal frame with corrugated sheet roof and concrete block and box profile sheet cladded elevations to three

sides. 175 m<sup>2</sup>. With a mezzanine floor 50m<sup>2</sup>.

- Pig rearing buildings – two steel portal frame buildings with corrugated sheet roofs and concrete panel and Yorkshire boarded elevations. Both measuring 400 m<sup>2</sup> each, with an eaves height of 5m.
- Slurry store – an above ground slurry storage tank with capacity to hold 480,000 gallons.
- Manure store – concrete panel with a concrete floor. 400 m<sup>2</sup>.

Lot A also benefits from existing planning permission for:

- The erection of an agricultural building to the rear of the pig rearing buildings, to cover the existing manure store. 780m<sup>2</sup>.
- The erection of an agricultural building adjacent to the lambing building. 380m<sup>2</sup>.

The land in Lot A is set to the north of the buildings and follows round to the south. In total the Lot A extends to 6.13 acres (2.48 hectares) comprised of the yard and a paddock of level pasture land enclosed by stock proof fencing and mature hedge and tree lined boundaries.

The land is classified as partly Grade 1 and Grade 3 on the Agricultural Land Classification Maps. The soil is recorded as slightly acid loamy and clayey soils. Lot A benefits from access via Little Lopen Lane.

## LOT B – 23.63 ACRES OF GRADE 1 LAND

Lot B comprises a single enclosure of level, fertile arable land. The land

is classified as Grade 1 on the Agricultural Land Classification Maps. The soil is recorded as slightly acid loamy and clayey soils. Lot B extends to 23.63 acres (9.56 hectares) and is enclosed by mature hedgerows and stock proof fencing. The land benefits from access from Little Lopen Lane, together with access directly onto the public highway to the north.

## LOT C - 23.24 ACRES OF GRADE 1 LAND

Lot C comprises two enclosures of level, fertile arable land. The land is classified as Grade 1 on the Agricultural Land Classification Maps. The soil is recorded as slightly acid loamy and clayey soils. Lot C extends to 23.24 acres (9.41 hectares) and is enclosed by mature hedgerows and stock proof fencing. The land is accessed directly from the public highway to the north, and we understand it benefits from a right of way over Oakland Lane to the west. An additional access onto Little Lopen Lane is also available.

## LOT D – 12.28 ACRES OF GRADE 3 LAND

Lot D comprises a single enclosure of level, fertile arable land. The land is classified as Grade 3 on the Agricultural Land Classification Maps. The soil is recorded as slightly acid loamy and clayey soils. Lot D extends to 12.28 acres (4.97 hectares) and is enclosed by mature hedgerows and stock proof fencing. There is a pond located within the southwest corner of the land. The land benefits from access via Little Lopen Lane.

## CROPPING

Lot B, C & D have been farmed as part of an arable rotation and are currently down to maize.



## SERVICES

Lot A - Borehole water supply, mains electricity to include a three phase electricity supply with a separate sub meter.

Lot B, C & D - no services connected.

We understand there is a mains water supply available in the adjoining road. Prospective purchasers should make their own enquiries.

## AGRICULTURAL SCHEMES

The land is currently entered into a Countryside Stewardship Mid-Tier agreement which runs until 31 December 2026. Please ask the selling agent for further details.

## RIGHTS OF WAY

There is a public footpath running along the eastern boundary of Lot B.

## DESIGNATIONS

The property is located in:

A SSSI Impact Risk Zone.

A Nutrient Neutrality Catchments for the Somerset Levels and Moors.

## SPORTING & MINERAL RIGHTS

All sporting and mineral rights are understood to be owned and are included in the sale insofar as they are owned by the vendor.

## FLOODING

The Government's flood risk assessment highlights that small areas of Lot A, B & D sit in a high-risk area for flooding from surface water. However, the owner has confirmed there have been no issues for this property with flooding during their or previous ownership.

## FIXTURES & FITTINGS

All fixtures and fittings are to be excluded from the sale of the property and may be available by separate negotiation.

## TENURE AND POSSESSION

Freehold with vacant possession on completion. Holdover of the land is required until the harvest of the growing crops.

## AGENTS NOTES

There will be an easement granted to the purchaser of Lot A for the right to draw water from the borehole supply. Water consumed will be charged at the prevailing rate, payable to the owner of the supply.

We understand the vendor benefits from an unrestricted right of access over Little Lopen Lane.

## LOCAL AUTHORITY

Somerset Council

## SOLICITORS

Stephens Scown LLP

Susan Reynolds

S.Reynolds@stephens-scown.co.uk

01872 229651

## WHAT3WORDS

///outlawing.decoded.rare

## METHOD OF SALE

For sale by Private Treaty as a whole or in four lots.

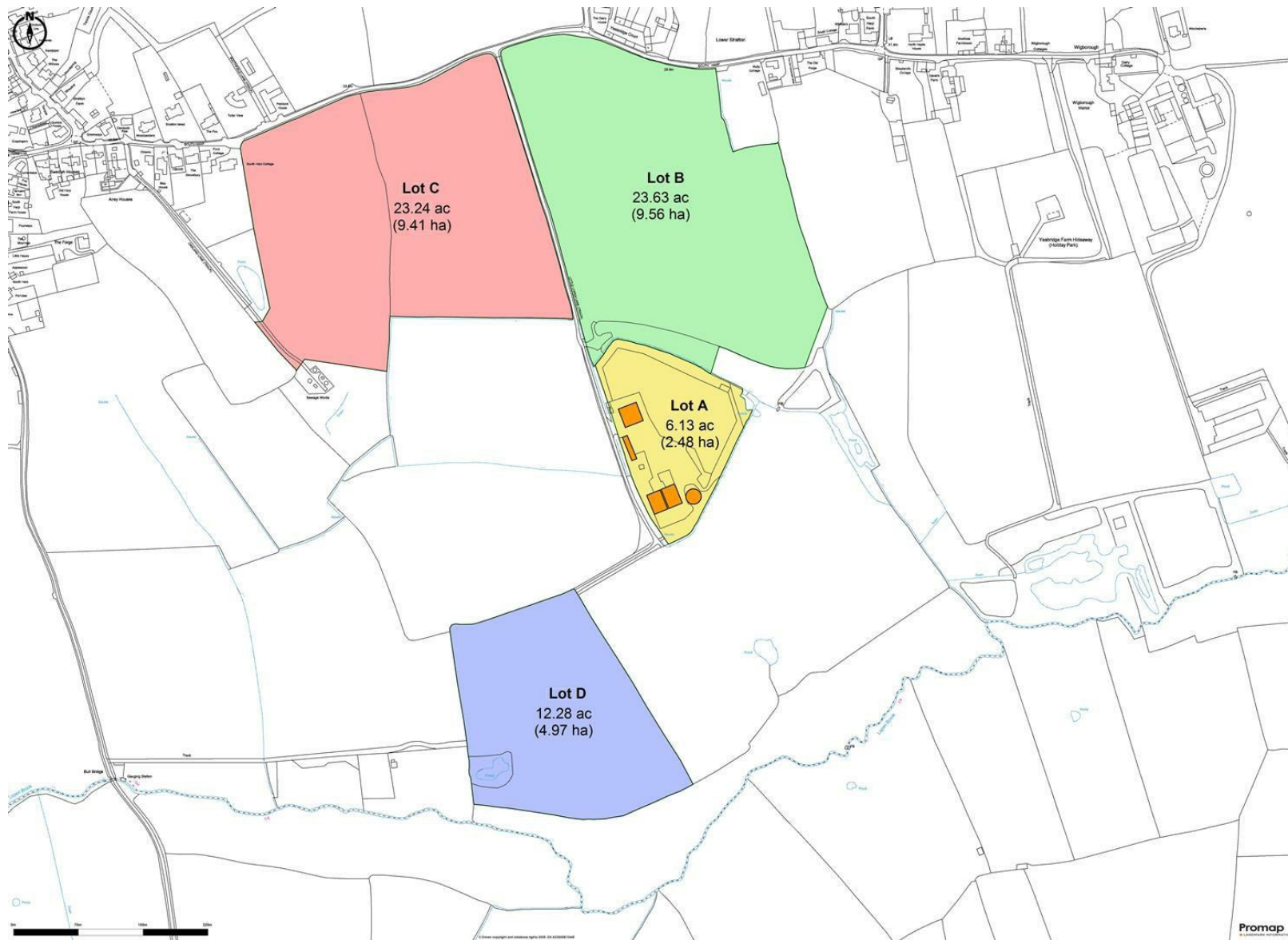
A further adjoining four parcels of arable land extending to 56.42 acres (22.83 hectares) are available by separate negotiation. Contact the selling agent for more information.

## VIEWINGS

All viewings are strictly by appointment only with the selling agent.

Please call Lucy Carnell or Will Machin on 01935 382901 or 01935 423526.





YeoAg/LMC/17062025



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