

An aerial photograph of a rural landscape. The foreground is dominated by large, rectangular fields. Some fields are a vibrant green, indicating crops like corn or soybeans. Other fields are a light tan or beige color, suggesting they have been plowed or are fallow. A network of roads and paths, some with trees lining them, crisscrosses the landscape. In the middle-left area, there is a farm complex with several buildings, including a large white barn and a smaller structure. A circular pond or silo is also visible near the farm. In the background, more fields and a small cluster of houses or a village can be seen under a clear sky.

Symonds
& Sampson

Land at Yeabridge

South Petherton, Crewkerne, Somerset

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South Petherton
Crewkerne
Somerset TA13 5LP

56.42 acres of productive arable and pasture land with environmental potential located outside the village of Yeabridge. For sale by Private Treaty.



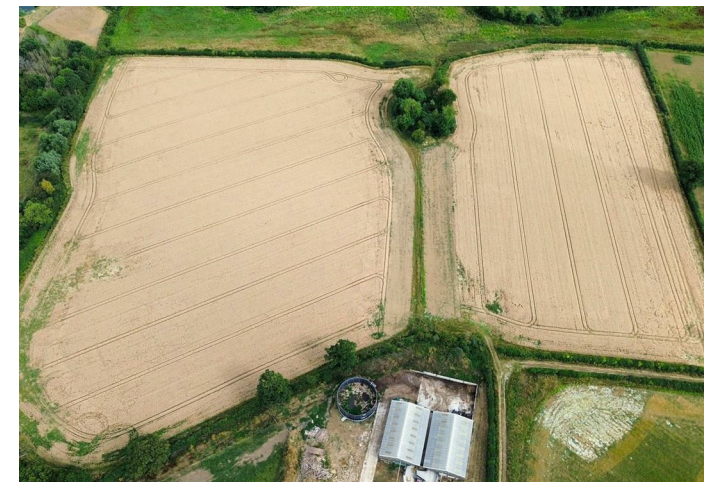
56.42 acres

- Level, productive arable and pasture land
 - 56.42 acres (22.83 hectares)
- Mature hedge and tree-lined boundaries
 - Grade 1 and Grade 3 agricultural land
- Further land, buildings and consent for a farmhouse are also available
 - For sale by Private Treaty

Guide Price
£595,000

Freehold

Yeovil Agricultural
01935 382901
LCarnell@symondsandsampson.co.uk



THE LAND

56.42 acres (22.83 hectares) of level, productive arable and pasture land, conveniently split into four parcels. Three of the parcels are arable land currently sown to wheat, with a parcel of pasture land to the south bordering the Lopen Brook. The arable land has previously been used in a potato crop rotation. The land is classified as a mixture of Grade 1 and Grade 3 on the Agricultural Land Classification Maps and enclosed by mature hedge and tree-lined boundaries. The soil is described as slightly acid loamy and clayey soils.

Further land, buildings and an existing planning consent for a four bedroom AOC farmhouse adjoining the subject land is currently also available. Together with this land, 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 further details.

SITUATION

The land is located outside the hamlet of Yeabridge and is accessed from Little Lopen Lane, a shared access track for relevant landowners. The land is close to good road links, 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).

SERVICES

There are no mains services connected to the land.

AGRICULTURAL SCHEMES

There is an existing SFI. Contact selling agent for more details.

RIGHTS OF WAY

There is a public footpath running through the middle of the southern block of land.



DESIGNATIONS

The land is located in:

A SSSI Impact Risk Zone.

A Nutrient Neutrality Catchments for the Somerset Levels and Moors.

SPORTING

All sporting rights are owned and included in the sale.

TENURE AND POSSESSION

Freehold with vacant possession on completion.

Holdover of the land is required until the harvest of the growing crops.

SOLICITORS

Every's Solicitors - Sarah Warren

sarah.warren@every's.co.uk - 01460 279260

LOCAL AUTHORITY

Somerset Council

WHAT3WORDS

///organic.rezoning.custodian

FLOODING

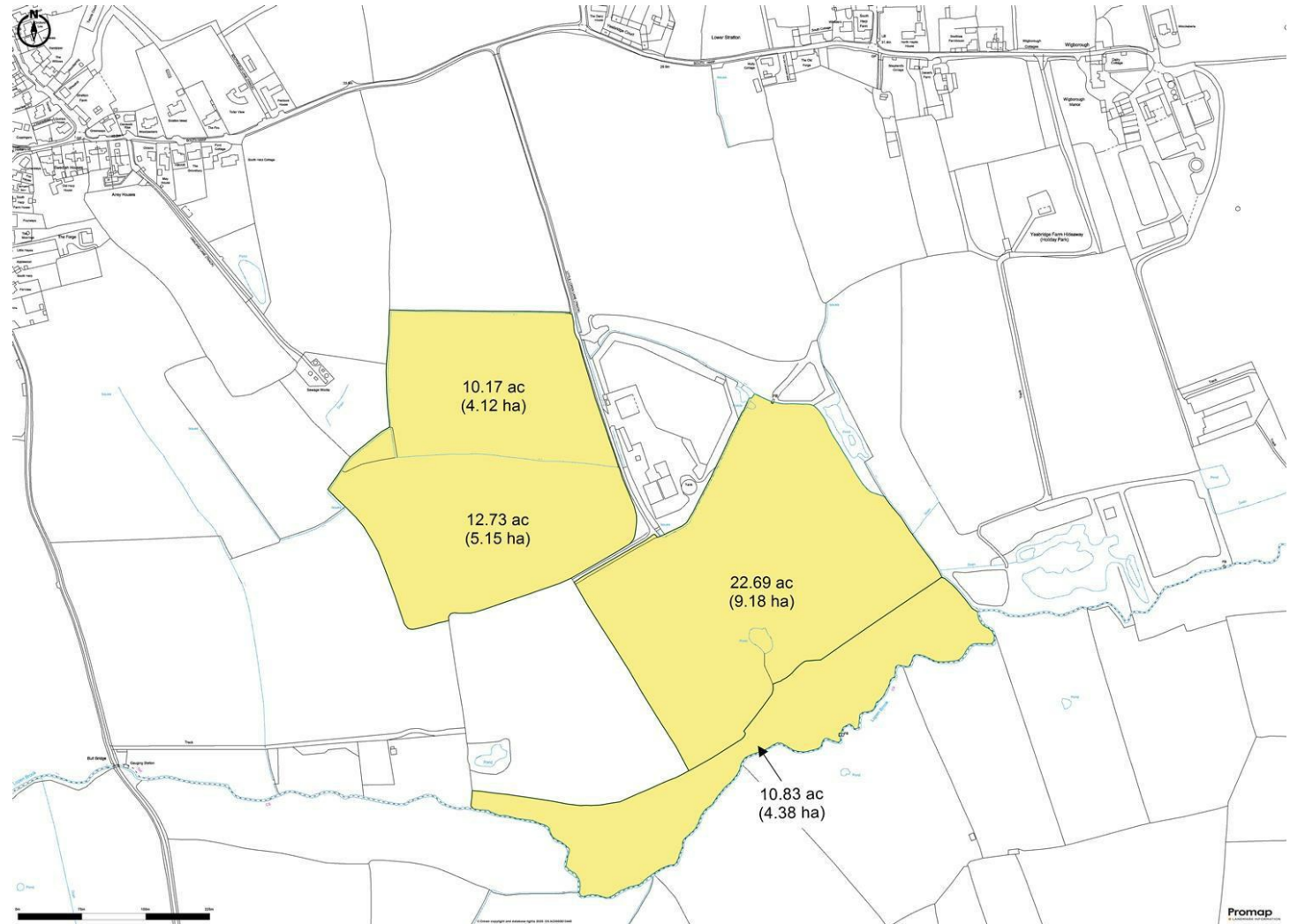
The southern parcel is in a high-risk flood zone.

METHOD OF SALE

For sale by Private Treaty. Contact the selling agents for more information.

VIEWINGS

Viewings during daylight hours with a set of particulars to hand, having first informed the selling agent.



YEO/LC/21072025



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