

An aerial photograph of a rural landscape in Somerset. The image shows a patchwork of agricultural fields, some green and some golden-brown. Two specific plots of land are highlighted with red outlines. The plot on the left is a smaller, irregularly shaped field containing several black cattle. The plot on the right is a larger, more rectangular field. A dirt road or lane runs along the bottom edge of the highlighted plots, with a few parked cars visible. In the background, there are more fields, a small cluster of buildings, and a line of trees.

Symonds
& Sampson

Land at Barpool Lane

Somerton, Somerset

Land at Barpool Lane

Somerton
Somerset
TA11 6JD

Two parcels of pasture land located in an easily accessible position adjacent to Barpool Lane, suitable for a range of livestock, equestrian, amenity and conservation uses, extending in total to approximately 6.54 acres (2.64 hectares). For sale by Informal Tender.

- Lot A - 5.15 acres (2.08 hectares)
- Lot B - 1.39 acres (0.56 hectares)
 - Peaceful rural location
 - Easily accessible position
- Excellent habitat diversity and amenity appeal
- Tenders to be submitted by Thursday 24 September 2026 at 12 noon

Guide Price
Lot A - £50,000
Lot B - £25,000

Freehold

Yeovil Agricultural
01460 200791
jdown@symondsandsampson.co.uk



Lot B

THE LAND

Lot A comprises a single parcel of level pasture land extending to approximately 5.15 acres (2.08 hectares). The land adjoins the River Cary and is largely enclosed by mature hedge and tree-lined boundaries, creating an attractive and peaceful rural setting. The varied natural features support a wide range of flora and fauna and provide good habitat diversity and amenity appeal. The land is suitable for a range of livestock, amenity and conservation uses.

Lot B comprises a single parcel of level pasture land extending to 1.39 acres (0.56 hectares) in total. Occupying a secluded rural position, the land benefits from frontage to the River Cary, with mature hedgerows and established trees forming the boundaries. The land provides an attractive natural environment, with established habitats supporting a diverse range of wildlife. Its peaceful setting and versatile land offer considerable amenity appeal, with potential for livestock and conservation uses.

SITUATION

Both Lot A & B are accessed via separate gateways directly from the public highway known as Barpool Lane.

The Town of Somerton is set 2 miles to the south and offers a range of local amenities including shops, a supermarket, cafés, public houses, a primary school, doctors' surgery, pharmacy and recreational facilities.

RIGHTS, EASEMENTS AND BOUNDARIES

The property is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in the General Remarks and stipulations or particulars of sale or not. The purchaser shall be deemed to have full knowledge of the boundaries of the ownership thereof.

There are no public rights of way crossing the land.

DESIGNATIONS

The land is located in:

Lot A & B - SSSI Impact Risk Zone

Lot A & B - Nutrient Neutrality Catchment for the Somerset Levels and Moors

Lot A - Nitrate Vulnerable Zone for Surface Water



Lot A



Lot B

SERVICES

There are no mains services connected to the land.

SPORTING, TIMBER AND MINERAL RIGHTS

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

TENURE AND POSSESSION

The land is currently subject to a grazing licence which will end on 31 October 2026. Freehold with vacant possession will be available on completion of the sale.

SOLICITORS

Adam Burrage – Clarke Willmott,
Blackbrook Gate, Blackbrook Park Avenue,
Taunton, TA1 2PG
0345 209 1733 / adam.burrage@clarkewillmott.com

LOCAL AUTHORITY

Somerset Council

WHAT3WORDS

Lot A – ///tank.poetry.enthused
Lot B – ///nags.chipper.allows

FLOODING

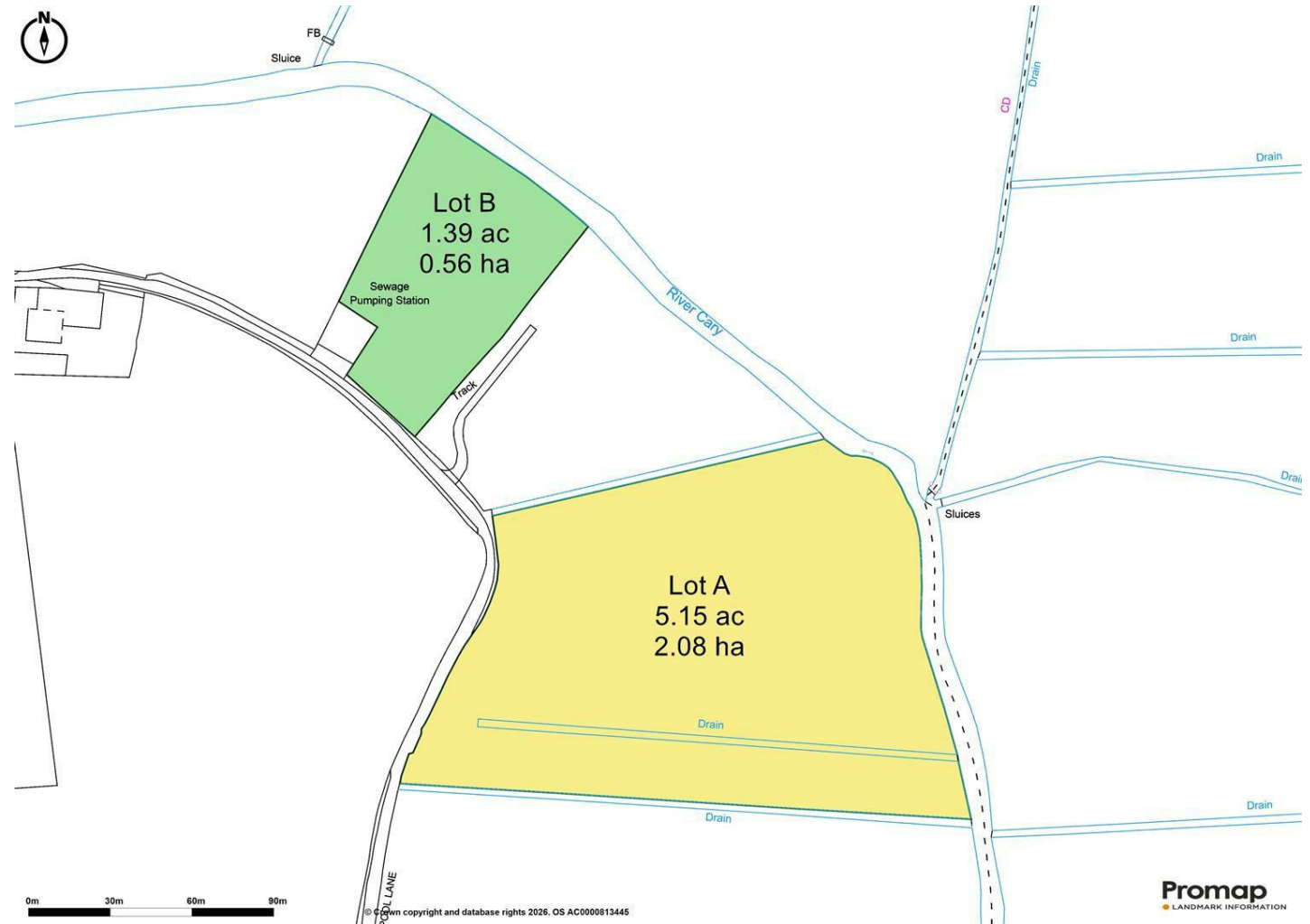
The land is in a high-risk flood zone.

VIEWINGS

In daylight hours with particulars in hand, having first contacted the selling agent.

METHOD OF SALE

The land is for sale by Informal Tender by separate lots. Tenders are to be submitted on the attached tender form and returned to our Yeovil office by Thursday 24 September 2026 at 12 noon.



YeoAg/JED/10082026



01460 200791

jdown@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

INFORMAL TENDER FORM

Land at Barpool Lane, Somerton, Somerset, TA11 6JD



To be submitted by 12 noon on Thursday 24 September 2026
to Symonds & Sampson, 2 Court Ash, Yeovil, Somerset, BA20, 1HG OR by email to:
JDown@symondssandsampson.co.uk

Terms: Should you decide to submit an offer it should be submitted in writing upon the following basis:

1. Any offer should be for a fixed amount. No escalating bid or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
3. The Vendor does not commit to accept the highest or any offer.
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.
5. You should state any conditions on which the offer is made, e.g. subject to survey, or subject to contract only.
6. Please mark the outside of the envelope or in the subject line of an email 'Tender – Land at Barpool Lane'.
7. Envelopes and email attachments will not be opened before the deadline.
8. Timescale: The Vendor's solicitor will issue a draft contract within 28 days after acceptance of an offer.

Name (s):

Address:

Telephone:

Email:

Offer: Lot A: £..... Lot B: £.....

Please Confirm the following:

a. Confirmation of funds enclosed/attached?: Yes No

If a mortgage is required, please confirm Building Society, enclose Mortgage in Principle and specify amount of deposit.

Name of Lender:

Agreement in Principle Enclosed/Attached?: Yes No Amount of Deposit: £.....

b. My/our solicitors are:

.....

c. If your offer is subject to sale conditions provide further information:

.....

.....

Signed: Dated: