

An aerial photograph of Sunnymead Farm. The farm features several large, weathered wooden barns and outbuildings with grey roofs. A dark-colored car is parked in a paved area near the buildings. To the right of the barns is a large, open field. In the foreground, a red brick house with a grey tiled roof and two chimneys is visible. A paved road runs along the left side of the property, bordered by a green hedge. The background shows rolling green hills and fields under a clear sky.

Symonds
& Sampson

Sunnymead Farm

Yeovil Road, Halstock, Yeovil, Dorset



Sunnymead Farm

Yeovil Road
Halstock
Yeovil
Dorset
BA22 9RR

Available to let on behalf of Dorset Council, Sunnymead Farm provides an exciting starter farm opportunity comprising a 3-bedroom detached farmhouse, a range of modern livestock buildings, and a ring-fenced block of productive arable and pasture land in total extending to about 74.92 acres (30.31 hectares).

Dorset Council Starter Farm to be let on a fixed 12-year Farm Business Tenancy commencing on 25th March 2027 or earlier by negotiation.

Applications for Tender to be received in writing by 12 noon on Tuesday 27th October 2026.



74.92 acres

- 12 year Farm Business Tenancy
- Located close to the Dorset and Somerset border
 - 3-bedroom detached farmhouse
- Ring-fenced block of productive arable and pasture land
 - Range of modern livestock buildings

Yeovil Agricultural
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LOCATION

Sunnymead Farm is conveniently located to the north of the village of Halstock with direct access onto Yeovil Road. The village of Halstock is located close to the Dorset and Somerset border and provides a range of local amenities including a village shop, post office, and community hall. Yeovil is about 6 miles to the north and provides a greater range of retail, healthcare and educational establishments. The holding is located about 3.50 miles from the A37 main trunk road that provides a link between Yeovil and Dorchester.

THE PROPERTY

Sunnymead Farm was previously utilised as dairy farm and forms part of the Dorset Council's farm estate. It is a delightfully positioned well-equipped holding which will now provide an opportunity for new entrants to establish and develop their own farming business. The holding has the benefit of a well proportioned 3 bedroom house, together with a range of a modern farm buildings, and adjoining level and gently sloping pasture and arable land extending to about 74.92 acres (30.31 hectares).

AGENTS COMMENTS

The letting of Sunnymead Farm provides prospective tenants with an excellent opportunity to occupy a Dorset Council starter farm where there is scope for a range of livestock or arable uses to be carried out on the holding. This an exciting opportunity and not to be missed for new entrants looking to rent a farm in the area.



THE FARMHOUSE

Sunnymead Farmhouse is a detached 3 bedroom house constructed of brick elevations beneath a pitched tiled roof with a single storey brick and Perspex porch. There are UPVC double glazed windows throughout.

The property is prominently positioned within its own gardens and grounds which wrap around the dwelling and comprise extensive areas of level lawns and former vegetable plots, interspersed with shrubs, fruit trees and plants. The garden is enclosed by mature hedgerows and post and rail fencing. There are two sheds (redundant) within the garden. Access to the farmstead is via a central pedestrian path and there is a secondary path that leads to the highway (Yeovil Road) from the garden. The land parcel 4173 can be accessed from the garden via a field gate. Car parking is available in the farmstead to the north of the farmhouse.

The ground floor accommodation comprises a Porch/Utility with a step up to the entrance hall where you will find the modern kitchen/diner with wall and floor units and a Cannon oven and hob, a separate well-proportioned sitting room, and a further dining room. There is a ground floor family bathroom found off the stairs that lead to the first floor and currently comprises a bath, low level WC, and pedestal wash hand basin. The bathroom suite will be updated prior to the commencement of the tenancy.

On the first floor there are two good sized double bedrooms and a single bedroom.

THE FARM BUILDINGS

The farm buildings are accessed directly off Yeovil Road to the north of the farmhouse and comprise a range of modern livestock and former dairy buildings, including covered yards, loose boxes, and indoor and outdoor silage clamps. The farm buildings are serviced by concrete yards, hardstandings and trackways.

THE LAND

The land at Sunnymead Farm comprises a ring-fenced block of versatile arable land and permanent pasture land extending to approximately 74.92 acres (30.31hectares). The land is accessed from the farmstead directly off Yeovil Road and is divided into 6 enclosures of generally level arable land and gently undulating and sloping permanent pasture land. The land to the east of the



farmstead is accessed via a bridge over the stream. In recent years, the land has been utilised for livestock grazing and fodder production.

The land is largely enclosed by mature hedgerow boundaries, supplemented in part by post and wire fencing. There are mains water connections to the land that are served by water troughs.

The land is understood to be classified on the Agricultural Land Classification Map as being a combination of Grade 2 and Grade 4 quality. The soils are described as being a mixture of lime rich loamy and clayey soils with impeded drainage and freely draining slightly acid loamy soils.

SERVICES

Sunnymead Farm is understood to benefit from the following services:

Sunnymead Farmhouse: Mains electricity (single phase), private drainage in the form of a septic tank and an oil fired central heating system

A current EICR certificate is in place

Farm Buildings: Mains electricity (three-phase TBC) and mains water

The Land: Mains via field troughs

EPC RATING

Sunnymead Farmhouse has an EPC rating of E

COUNCIL TAX RATING

Council Tax Band D – £2,662.21 2026/2027

DESIGNATIONS

Sunnymead Farm is understood to be subject to the following designations:

- Dorset National Landscape (formerly AONB)
- Nitrate Vulnerable Zone – Sutton Bingham Reservoir
- SSSI Impact Risk Zone
- Somerset Levels and Moor Nutrient Neutrality Catchment – Parrett Catchment
- Part of the holding is in flood zones 2 and 3

ENVIRONMENTAL SCHEMES

The land at Sunnymead Farm is not presently subject to any Environmental Stewardship Schemes. The Landlord will actively encourage tenants to engage with appropriate available schemes. Towards the end of the tenancy, the Landlord will be reluctant to authorise complex options that could limit the marketability of the farm in seeking a new tenant. Early consultation on any agreement which will run longer than the term date would be recommended.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The letting will be subject to all existing and future wayleaves, easements and rights of way. There is a public bridlepath crossing parcel 4173 and 5556 and a public footpath crossing parcel 5556 and 8355.

SPORTING RIGHTS

Reserved to the Landlords, Dorset Council.

MINERAL AND TIMBER RIGHTS

Reserved to the Landlords, Dorset Council.

DORSET COUNCIL FARMS ESTATE STRATEGY

Dorset Council manages its Farms Estate in accordance with the Dorset Council Farms Estate Strategy 2026 to 2036. The Strategy provides a long term vision for a sustainable and thriving agricultural estate that supports new entrants into farming, delivers environmental improvements and enables economic prosperity.

The Estate includes Starter and Progression Farms. Starter Farms provide opportunities for new entrants to establish sustainable farming businesses, while Progression Farms provide



opportunities for existing farm businesses to progress, expand and invest. Across the Estate, the Council seeks to support sustainable food production and rural enterprise, environmental improvement and the effective stewardship and management of its land and buildings.

The successful tenant will be expected to manage and develop the Holding in a manner consistent with the aims and objectives of the Strategy. Applicants are encouraged to familiarise themselves with the Strategy, available here: <https://www.dorsetcouncil.gov.uk/w/farms-estate-strategy-2026-to-2036>

STARTER FARM

Sunnymead Farm is designated as a Starter Farm and is being offered on a fixed 12 year Farm Business Tenancy. The fixed term is intended to provide sufficient time and certainty for the successful tenant to establish and develop their business, whilst maintaining an appropriate turnover of holdings so that opportunities can continue to be made available to future new entrants.

METHOD AND CONDITIONS OF THE LETTING

The successful tenant will be expected to manage and develop the Holding in a manner consistent with the objectives of the Dorset Council Farms Estate Strategy 2026–2036, including the development of a sustainable agricultural business, good



husbandry and management of the Holding and appropriate environmental improvement.

Sunnymead Farm is being offered to let by Informal Tender as a whole on a 12 year Farm Business Tenancy Agreement to commence on 25th March 2027.

The deadline for tenders to be received in full with supporting information to Symonds & Sampson LLP, 2 Court Ash, Yeovil, BA20 1HG marked 'Tender for Sunnymead Farm' by 12 noon on Tuesday 27th October 2026.

Dorset Council will not be bound to accept the highest rent offered or any application for the Farm Business Tenancy.

Each party shall be responsible for meeting their own professional costs. The incoming tenant will be required to register the Farm Business Tenancy with HM Land Registry and pay any arising Stamp Duty Land Tax that may be payable.

The tenancy is not likely to be extended except in exceptional circumstances in order to enable the turnover of opportunities for prospective tenants entering and moving through the sector.

INGOINGS VALUATION

There is no ingoing payment due from the incoming tenant for fixtures or improvements, and there will be no dilapidations payment due to the incoming tenant, so tenders should be submitted on the basis of the current condition of the farm.

Application, Selection and Interview Procedure	
Expression of Interest Form	You will be required to complete an Expression of Interest Form (attached) prior to being invited to attend a viewing day.
Viewing Days	By invitation only and compulsory for anyone genuinely intending to make an application. There will be two viewing days to be held: Tuesday 29th September 2026 Tuesday 6th October 2026
Application Form Issued	Issued following the viewing days for return by the tender deadline.
Tender Deadline	12 noon on Tuesday 27th October 2026. All applications must be completed in full and with supporting documentation.
Shortlisting and Interviews	A shortlist of applicants will be invited to an interview during the later part of November/early December
Tenancy Commencement	25 th March 2027

SCHEDULE OF CONDITION

A Schedule of Condition will be prepared on behalf of Dorset Council prior to the commencement of the Tenancy.

AGRICULTURAL LANDLORD AND TENANT CODE OF PRACTICE

Applicants should, if they have not already done so, familiarise themselves with the Agricultural Landlord and Tenant Code of Practice for England, to understand the general principles and expectations of the respective parties in the management and use of tenanted farms.

LOCAL AUTHORITY

Dorset Council
www.dorsetcouncil.gov.uk



HEALTH AND SAFETY

Prospective applicants that are invited to the viewing days are reminded to take particular care when inspecting the property. All parties do so at their own risk. Neither the Landlord or their Agents will be held liable for any damage or injury that may occur to the inspecting parties, their belongings or vehicles. Prospective applicants will be required to sign in upon arrival at the property.

VIEWINGS

Strictly by appointment only on the agreed viewing days.

DIRECTIONS

From Yeovil (Hendford Hill) head onto the A37 (Dorchester Road) in a southerly direction. Continue for approximately 1.70 miles, take the right hand turning signed towards Sutton Bingham/Halstock.

Proceed forward for about 3.25 miles passing Sutton Bingham reservoir. Sunnymead Farm will be found on the left hand side of the road before entering Halstock.

WHAT3WORDS

///Player.surfacing.imperious

AGENTS CONTACT DETAILS

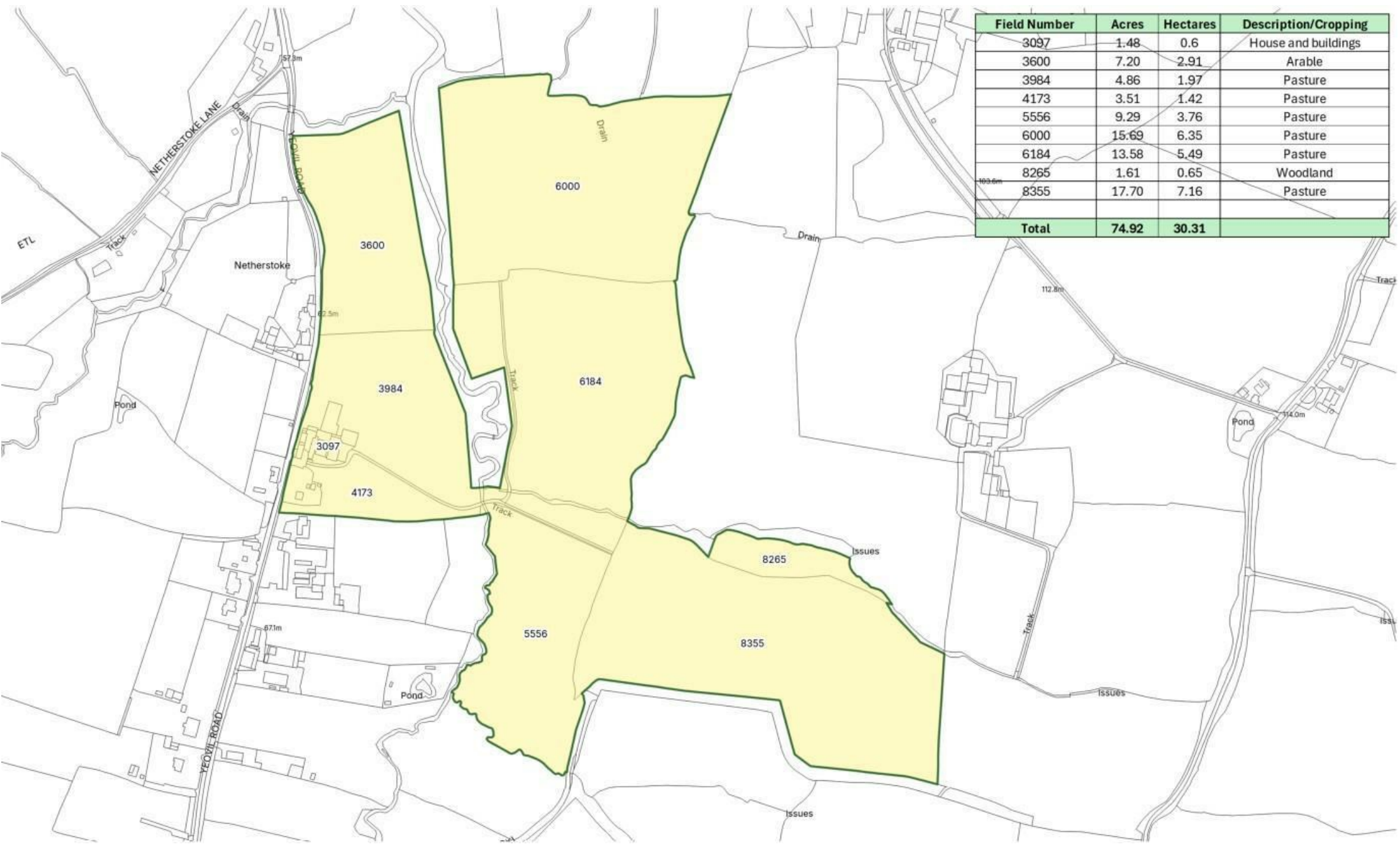
Symonds & Sampson LLP, 2 Court Ash, Yeovil, Somerset, BA20 1HG

Contact for more information

Joanna Down – jdown@symondsandsampson.co.uk

Greg Ridout – gridout@symondsandsampson.co.uk

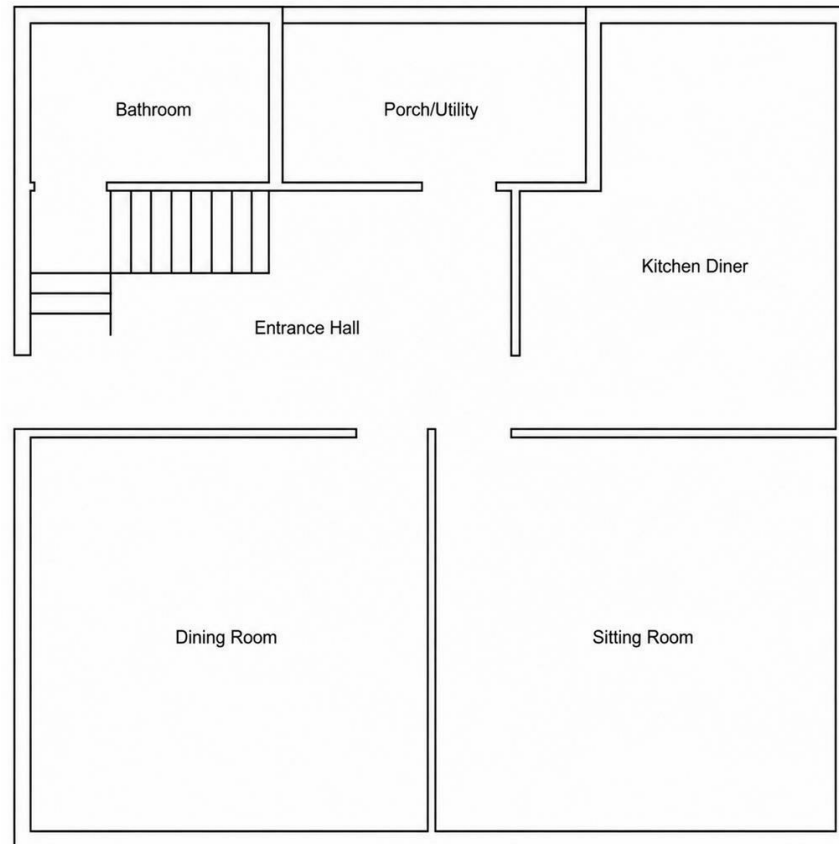
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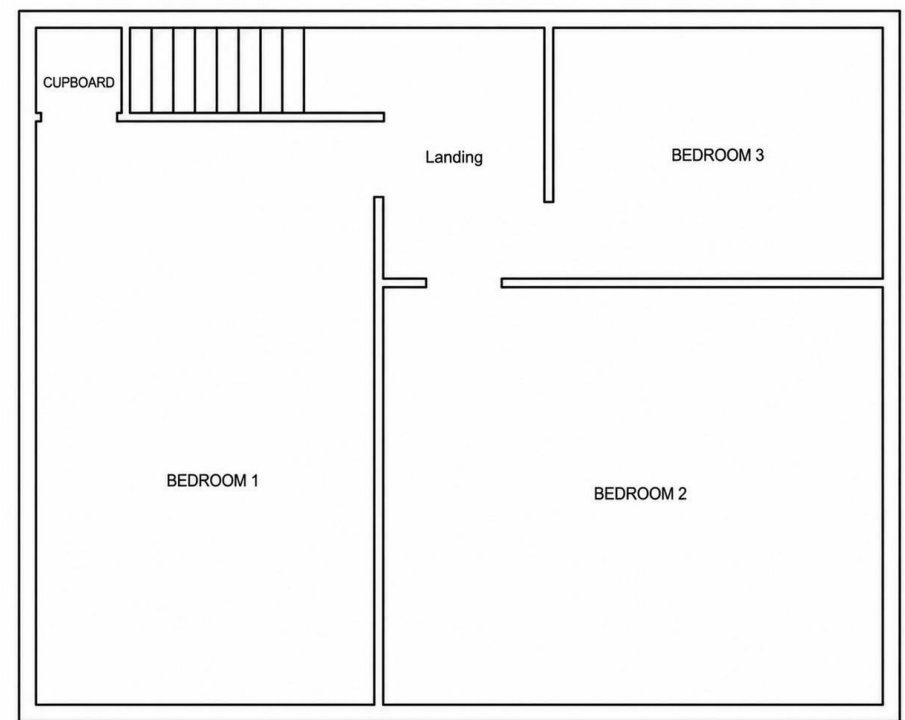
Field Number	Acres	Hectares	Description/Cropping
3097	1.48	0.6	House and buildings
3600	7.20	2.91	Arable
3984	4.86	1.97	Pasture
4173	3.51	1.42	Pasture
5556	9.29	3.76	Pasture
6000	15.69	6.35	Pasture
6184	13.58	5.49	Pasture
8265	1.61	0.65	Woodland
8355	17.70	7.16	Pasture
Total	74.92	30.31	



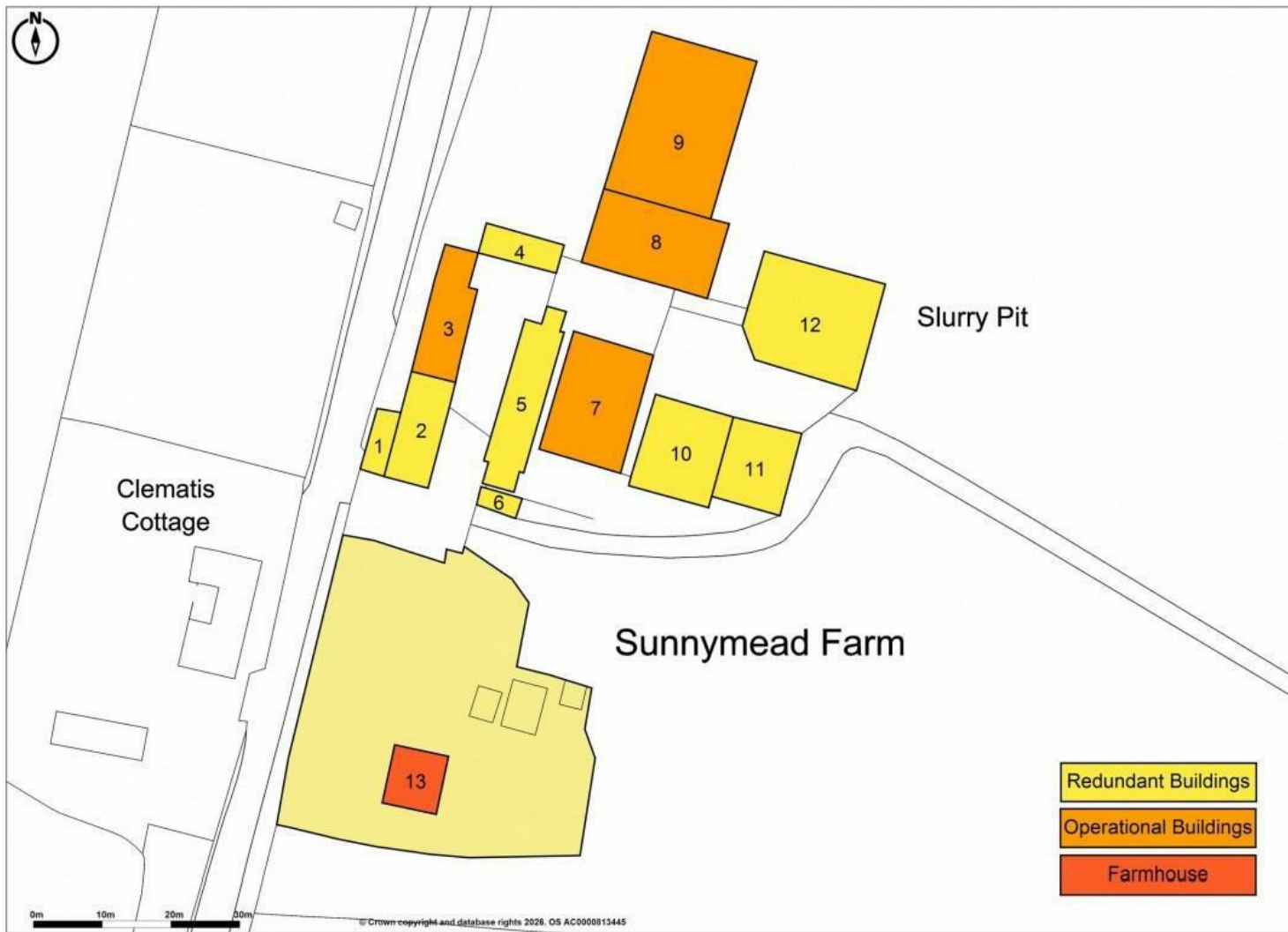
GROUND FLOOR



FIRST FLOOR



Not to scale - For identification purposes only.



Building number	Description
1	Redundant 3.6m x 9.6m A timber and GI open fronted Pole Barn with stone floor
2	Redundant 6.6m x 15.8m Timber, block and GI Looseboxes (3) having a concrete floor and an adjoining store
3	6.6m x 19.1m A four bay steel portal frame, concrete panel, yorkshire boarding gated Looseboxes
4	Redundant 4.5m x 11.7m Block, and asbestos Looseboxes (3) with concrete floor
5	Redundant 6.1m x 27.4m The former dairy and parlour of block and asbestos construction
6	Redundant 3.1m x 6.1m A timber Shed with former outside W/C.
7	17.8m x 12.1m A four bay Covered Silage of steel portal frame construction with sleeper wall construction beneath an asbestos roof
8	11.4m x 19.1m A four bay Covered Yard of steel framed construction, with block walling beneath a fibre cement roof
9	23.9m x 16.2m A five bay steel portal frame former Cubicle Shed with concrete panel walling, beneath a fibre cement roof
10	Redundant 11.8m x 13.7m A four bay Pole Barn and GI lean to with an earth floor
11	Redundant 12.4m x 10.2m Open Silage Clamp
12	Redundant 16.1m x 18.2m Slurry Store of sleeper wall construction and concrete floor
13	Farmhouse

YeoAg/JED/27082026



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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; prospective tenants must make their own enquiries. The property is to be let subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. The Landlord is not required to define such rights.

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

An aerial photograph of a rural landscape. In the foreground, a large, light-brown field is bordered by a dense line of green trees and a hedge. To the right of this field is a calm, green pond. In the middle ground, a farm with several buildings and a parking lot is visible, surrounded by more fields and trees. The background shows a rolling landscape with more fields and distant hills under a clear sky.

Symonds
& Sampson

EXPRESSION OF INTEREST FORM

**Sunnymead Farm, Yeovil Road, Halstock, Yeovil,
Dorset, BA22 9RR**

**Symonds
& Sampson**

Please complete the following form as soon as possible to:

Joanna Down jdown@symondsandsampson.co.uk

1. Applicant Details – please provide your contact details

First name(s)	
Surname	
Contact number	
Email address	
Postal address	

2. Relevant Employment and Experience – please provide brief details of your current and previous agricultural, horticultural or related employment and practical experience

Dates	Position/Role	Employer/Organisation

Please briefly describe summarise the main responsibilities and experience gained

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3. Relevant Training and Education – please provide brief details of your relevant agricultural, horticultural, or related education, qualifications and training

Dates	Training/Education Provider	Course/Qualification

4. Current Farming Interests – Please provide brief details of any agricultural or horticultural land/holdings that you currently own, rent or otherwise farm

Holding/Location	Area (acres)	Form of Tenure	Current Use

5. Proposed use of the Holding – please briefly outline your proposals for Sunnymead Farm

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