



Symonds
& Sampson

Coker Withey Beds

East Coker, Yeovil, Somerset

Coker Withey Beds

East Coker
Yeovil
Somerset
BA22 9HY

8.29 acres (3.36 hectares) of mixed woodland situated outside the village of East Coker, for sale by Formal Tender

- Attractive parcel of mature woodland
- A variety of species, including willow, oak and ash
 - Varied canopy structure
 - Peaceful rural location
- Excellent habitat diversity and amenity appeal
 - Within 2 miles of the A30 and A37
- Tenders are to be submitted by 10 September 2026

Guide Price
£50,000

Freehold

Yeovil Agricultural
01935 423526
yeovil@symondsandsampson.co.uk



THE LAND

Coker Withey Bed is an attractive parcel of mature woodland extending to 8.29 acres (3.36 hectares) in total. The woodland comprises a variety of species, including willow, oak and ash, while being bordered by open farmland. Set in a peaceful rural location, the land enjoys a level topography with a varied canopy structure, providing excellent habitat diversity and amenity appeal.

The soil is described as loamy and clayey floodplain soils with naturally high groundwater, and the land is classified as Grade 3 on the Agricultural Land Classification Maps.

SITUATION

The woodland is situated outside the popular Somerset village of East Coker. It is accessed via a private right of way over the adjoining field leading from the public highway known as Moor Lane, indicated on the site plan with a brown line between points C and D. Please see the tender pack for full details.

The town centre of Yeovil is approximately 2.5 miles to the north east, and the town centre of Crewkerne is approximately 7.5 miles to the south west. The land is conveniently located within 2 miles of the A30 and A37.

RIGHTS OF WAY

There is a public footpath running along the northernmost point of the land.

DESIGNATIONS

The land is located in:

A SSSI Impact Risk Zone

A Nutrient Neutrality Catchment for the Somerset Levels and Moors.

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 included.



TENURE AND POSSESSION

Freehold with vacant possession on completion.

SOLICITORS

Battens Solicitors
Rupert Edwards
rupert.edwards@battens.co.uk
01935 846259

LOCAL AUTHORITY

Somerset Council

WHAT3WORDS

Gateway from Moor Lane - ///political.render.humid
Gateway to Woodland - ///limelight.promise.situation

FLOODING

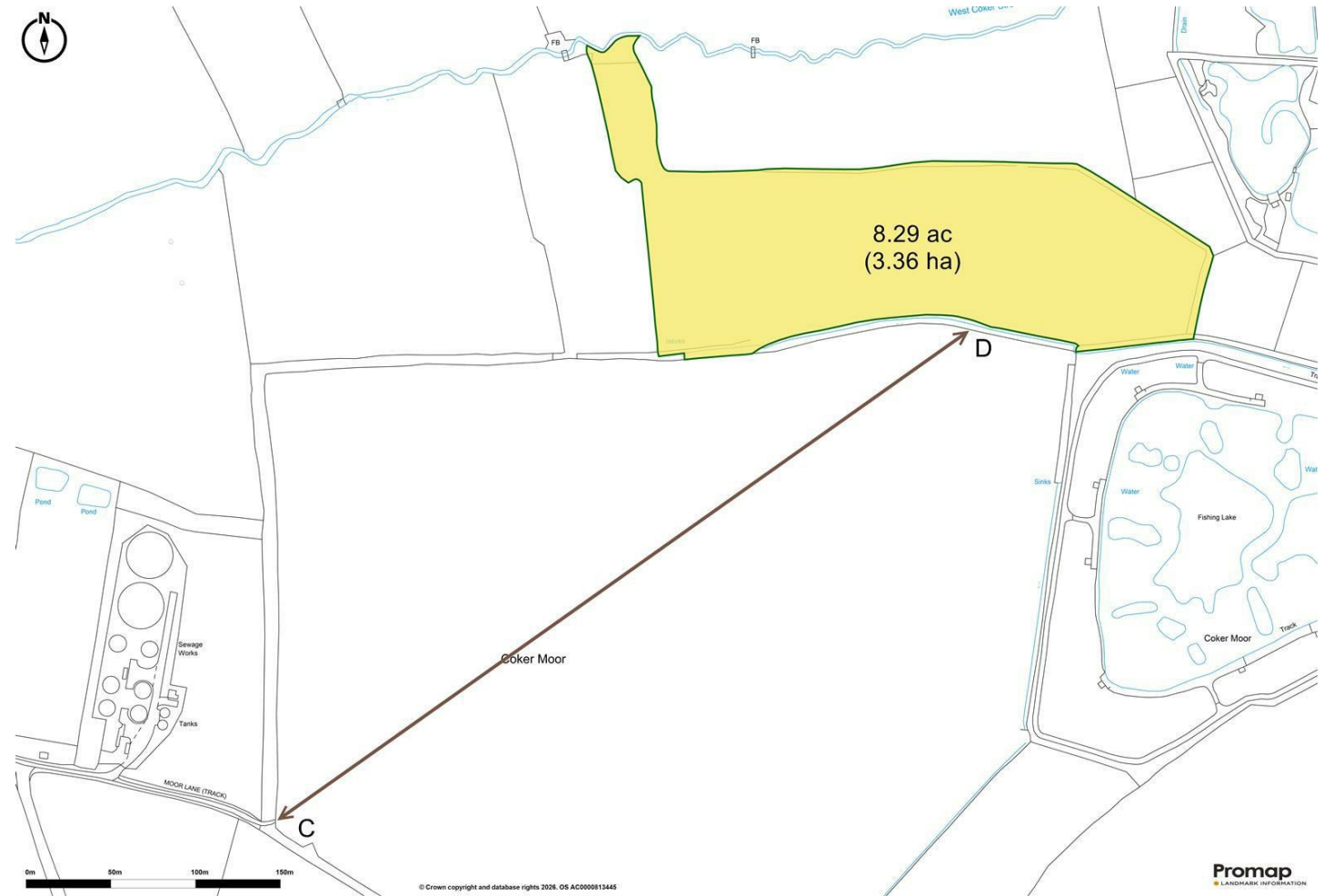
The majority of the land lies within flood zone 3.

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 Thursday 10 September 2026 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.



YeoAg/LMC/30072026



01935 423526

yeovil@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 of 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
Coker Withey Beds
East Coker, Yeovil, Somerset, BA22 9HY
("the Property")

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than
12 NOON ON THURSDAY 10 SEPTEMBER 2026

Symonds & Sampson, 2 Court Ash, Yeovil, BA20 1HG
Ref: LC Email: 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 "COKER WITHEY BEDS, EAST COKER" 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
www.symondsandsampson.co.uk

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FORMAL TENDER FORM
Coker Withey Beds
East Coker, Yeovil, Somerset, BA22 9HY

SUBJECT TO CONTRACT
Tenders are to be received, in writing, on this form no later than
12 NOON ON THURSDAY 10 SEPTEMBER 2026

Symonds & Sampson, 2 Court Ash, Yeovil, BA20 1HG
Ref: LC Email: 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 Thursday 10 September 2026. This tender form should be completed in accordance with the conditions and stipulations set out in the contents of the sales particulars.



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