

Land at Limington

Limington Road, Yeovil, Somerset

Land at Limington

Limington Road
Yeovil
Somerset
BA22 8EH

7.98 acres (3.23 hectares) of ridge and furrow pasture
land set to the west of Limington. For sale by Formal
Tender

- 7.98 acres (3.23 hectares)
 - Ridge and furrow
- Predominantly Grade 2 Agricultural Land
 - Mains water
 - Yeovil 6 miles
 - Somerton 8 miles
- Tenders by Tuesday 10 November 2026 at 12 noon

Guide Price
£95,000

Freehold

Yeovil Agricultural
01935 423526
yeovil@symondsandsampson.co.uk



THE LAND

An attractive block of ridge and furrow pasture land, conveniently held in a single parcel, extending to 7.98 acres (3.23 hectares) in total. The land is classified as predominantly Grade 2 on the Agricultural Land Classification Maps and enclosed by mature hedge and tree lined boundaries with stockproof fencing. The soil is described as predominantly freely draining lime-rich loamy soils.

SITUATION

The land is situated to the west of the popular Somerset village of Limington, accessed directly via a gateway from Movey Lane. The town centre of Yeovil is approximately 6 miles to the south, and the town centre of Somerton is 8 miles to the northwest.

RIGHTS OF WAY

There are no public rights of way crossing the land.

DESIGNATIONS

The land is located in:

A SSSI impact risk zone

A nutrient neutrality catchment for the Somerset Levels and Moors

SERVICES

The land is connected to a mains water supply.

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

Freehold with vacant possession on completion.



SOLICITORS

Luke Marsh
Mogers Drewett,
Spring House, East Mill Lane,
Sherborne, DT9 3DP
Luke.Marsh@mogersdrewett.com
01935 811611

LOCAL AUTHORITY

Somerset Council

WHAT3WORDS

///magazine.congratulations.skyrocket

METHOD OF SALE

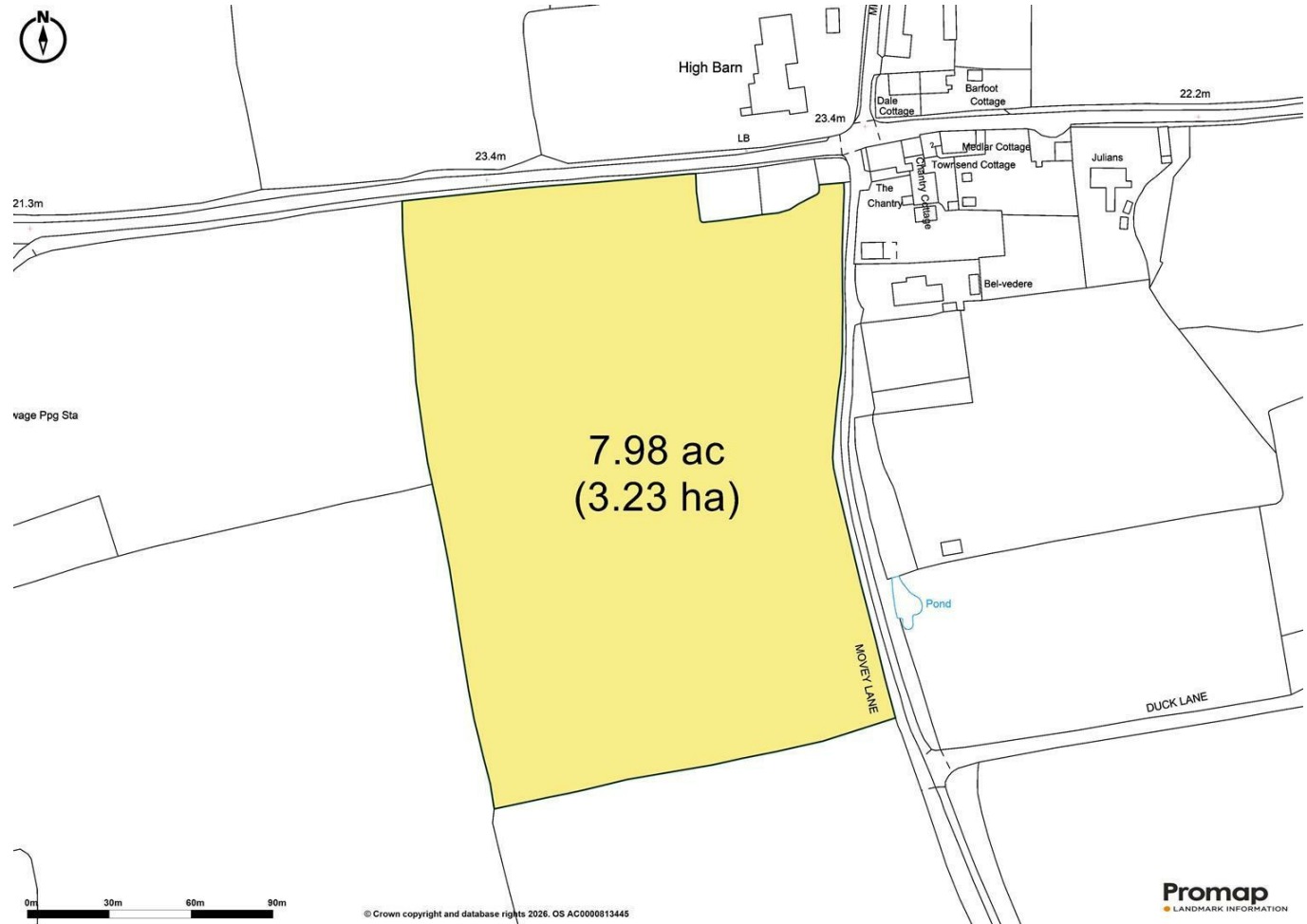
The land is for sale by Formal Tender as a whole.
Tenders are to be submitted on the attached tender
form and returned to our Yeovil office by Tuesday 10
November 2026 at 12 noon.

AGENTS NOTES

There is a Restrictive Covenant restricting the
erection of any building along the Eastern boundary
adjacent to the lane. Please see the tender pack for full
details.

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/22092026



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 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

FORMAL TENDER CONDITIONS
Land at Limington
Limington Road, Yeovil, BA22 8EH
("the Property")

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than
12 NOON ON TUESDAY 10 NOVEMBER 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 the words "LAND AT LIMINGTON" 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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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 property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

FORMAL TENDER FORM
Land at Limington
Limington Road, Yeovil, BA22 8EH

SUBJECT TO CONTRACT
Tenders are to be received, in writing, on this form no later than
12 NOON ON TUESDAY 10 NOVEMBER 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 Tuesday 10 November 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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