

An aerial photograph of a rural landscape. The land is divided into numerous irregularly shaped fields, some of which are brown and appear to be recently plowed or harvested, while others are green. The fields are separated by a network of hedges and narrow paths. In the upper right quadrant, there is a small farm building with a red roof and several outbuildings. The overall scene is a typical English countryside landscape.

Symonds
& Sampson

Land at Staker's Cross Lane

Woolminstone, Crewkerne, Somerset

Land at Staker's Cross Lane

Woolminstone
Crewkerne
Somerset
TA18 8QP

45.45 acres (18.39 hectares) of productive, gently sloping and sloping pasture land and an area of woodland including ponds. For sale by Formal Tender.



45.45 acres

- An attractive block of pasture land with woodland
 - 45.45 acres (18.39 hectares)
 - Predominantly Grade 3 land
 - Mature hedge and tree lined boundaries
- Situated outside the popular Somerset village of Woolminstone
- Tender deadline Tuesday 26 May 2026 at 12 noon

Guide Price
£420,000

Freehold

Yeovil Agricultural
01935 382901

LCarnell@symondsandsampson.co.uk



THE LAND

A block of gently sloping and sloping land split into six parcels. The three northwestern parcels comprise gently sloping to sloping productive pasture land, with the northeastern area comprising two parcels of sloping pasture land and a small area of woodland, including ponds. The land in total extends to approximately 45.45 acres (18.39 hectares). The land is enclosed by mature hedge and tree lined boundaries. It is classified as predominantly Grade 3 on the agricultural Land Classification Maps, with the soil being described as slightly acid loamy and clayey soils.

SITUATION

The land is located outside the village of Woolminstone and accessed directly by multiple gateways from Staker's Cross Lane. The land is close to good road links, including the B3165 (0.5 miles) and the A30 (2 miles). The Town centre of Crewkerne is approximately 3 miles to the east and the town centre of Chard is approximately 7 miles to the west.

RIGHTS OF WAY

There are no public rights of way crossing the land.

The land will be sold subject to a right of access for the adjoining land parcels over Scud Lane. Please see the Tender pack for more details.

DESIGNATIONS

The land is located in:
A SSSI Impact Risk Zone
A Nutrient Neutrality Catchment for the River Axe SAC

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 included.

AGRICULTURAL SCHEMES

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

TENURE AND POSSESSION

Freehold with vacant possession on completion.



SOLICITORS

HK Law
Peter North
p.north@hklaw.uk
01460 279100

LOCAL AUTHORITY

Somerset Council

WHAT3WORDS

///improves.reckoned.portable

FLOODING

Part of the woodland is in a high risk area for flooding.

METHOD OF SALE

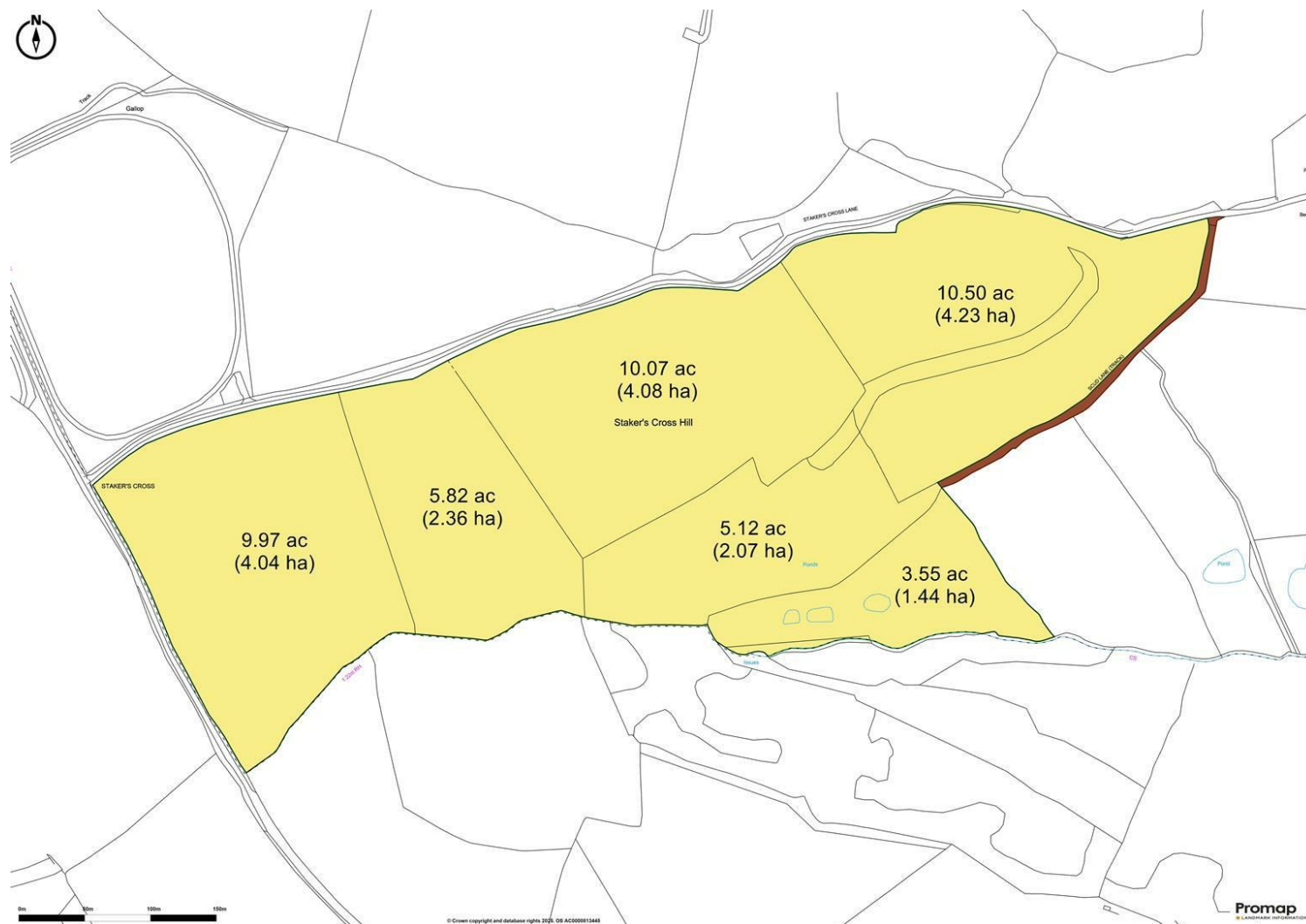
The land is for sale by Formal Tender as a whole. Tenders are to be submitted on the attached tender form and returned to our Yeovil office by Tuesday 26 May 2026 at 12 noon.

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 & Sampson LLP Yeovil office.

AGENTS NOTES

The purchaser will reimburse the vendor for the cost of the legal searches amounting to £1,053.11 (inclusive of VAT).



Yeo/LMC/28082025



01935 382901

L.Carnell@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
Land at Staker's Cross Lane,
Woolminstone, Crewkerne, Somerset, TA18 8QP
("the Property")

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than
12 NOON ON TUESDAY 26 MAY 2026

Symonds & Sampson, 2 Court Ash, Yeovil, BA20 1HG
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 "LAND AT STAKER'S CROSS LANE" 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.**



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2 Court Ash, Yeovil, Somerset, BA20 1HG
lcarnell@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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FORMAL TENDER FORM
Land at Staker's Cross Lane,
Woolminstone, Crewkerne, Somerset, TA18 8QP

SUBJECT TO CONTRACT
Tenders are to be received, in writing, on this form no later than
12 NOON ON TUESDAY 26 MAY 2026

Symonds & Sampson, 2 Court Ash, Yeovil, BA20 1HG
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 26 May 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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