

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, there is a small cluster of buildings, likely a farm or a small village. The overall scene is a typical English countryside.

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

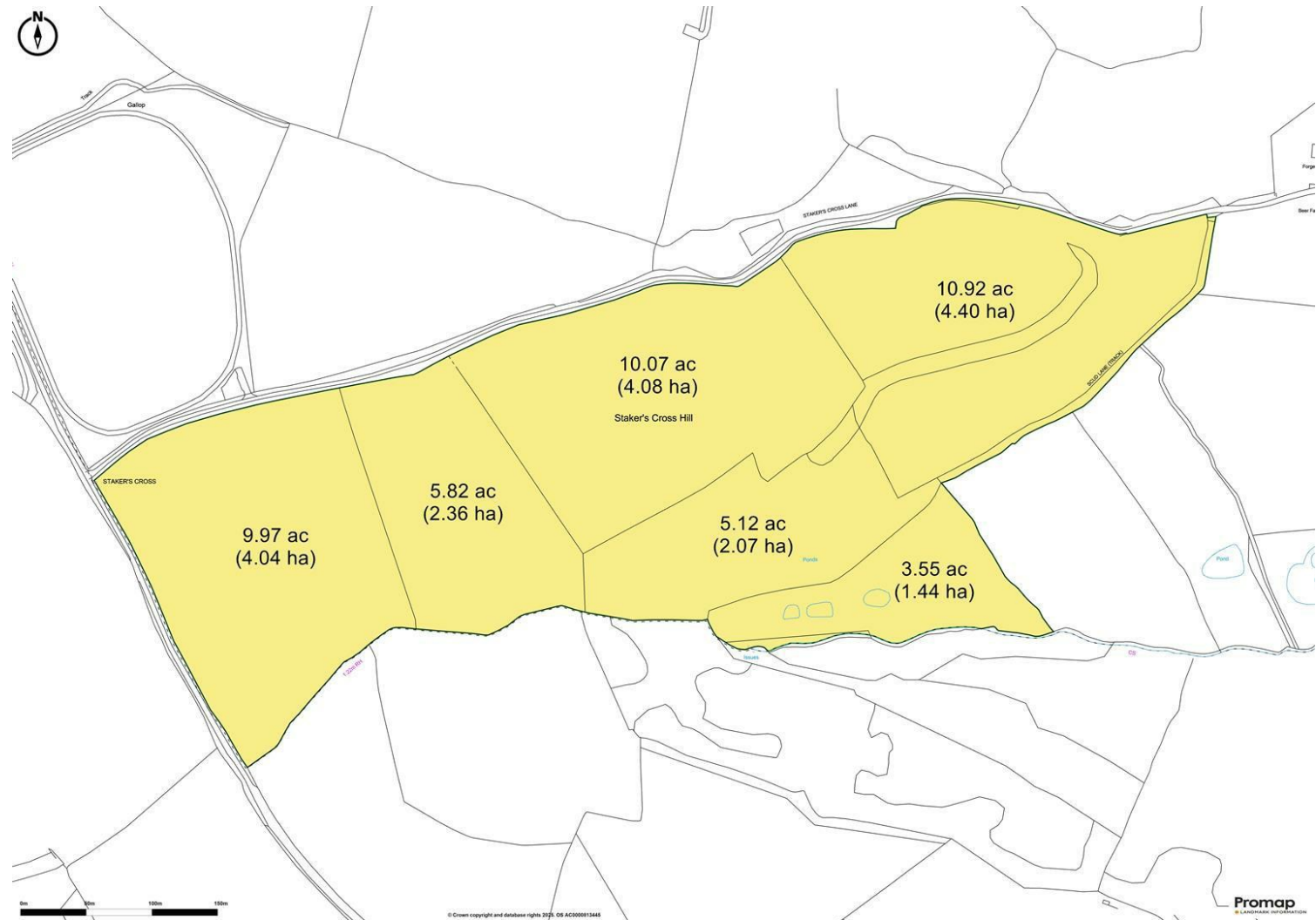
The land is for sale by Formal Tender as a whole. Tenders are to be submitted on the attached tender form and returned to our Yeovil office by Tuesday 26 May 2026 at 12 noon.

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



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