



## **Land at Rapps**

Rapps, Ilminster, Somerset, TA19 9LQ

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39.07 acres (15.81 hectares) as a whole or in three Lots as follows:

Lot 1 – 19.74 acres (7.99 hectares) of level to gently sloping arable land with excellent road access.

Lot 2 – 7.00 acres (2.83 hectares) of level arable land.

Lot 3 – 12.33 acres (4.99 hectares) of level arable land.

## Guide Price

Lot 1 - £225,000

Lot 2 - £85,000

Lot 3 - £135,000

Freehold and Leasehold

## For Sale by Informal Tender

Tenders to be submitted in a sealed envelope by 12 noon on Friday 5<sup>th</sup> June 2026, to the Agents office with envelopes sealed and market 'Land at Rapps'.

## Situation

The property is located just east of the village of Ashill, in Somerset. The town of Ilminster, lies approximately 4 kilometers to the south east, which offers a range of amenities and facilities including independent shops and supermarkets together with good access links via the A358 to the A303, A30 and M5 motorway network. The county town of Taunton, which lies approximately 11 kilometers to the north west, provides a comprehensive range of recreational and shopping facilities together with a mainline railway station with direct links to London, Paddington.

## Access

Lot 1 is accessed directly off the public highway through the southern boundary. Lot 2 is accessed off Park Barn Lane through the northern boundary. Lot 3 is accessed off the public highway through the northern boundary.

Tel: 01458 772792

Email: [p.hodgkin@rosevalerural.co.uk](mailto:p.hodgkin@rosevalerural.co.uk) or  
[o.hutchings@rosevalerural.co.uk](mailto:o.hutchings@rosevalerural.co.uk)



Lot 1



Lot 2



Lot 3



## Description

**Lot 1** (shaded in pink) comprises approximately 19.74 acres (7.99 hectares) of arable land across two enclosures.

The land is level to very gently sloping, currently cropped to winter wheat. The field is accessed through a gateway in the southern boundary, directly onto the public highway (unnamed road). The boundaries predominantly consist of mature hedges with the A358 directly to the west. Lot 2 adjoins Lot 1 to the north and there is an interlinking gateway. The land is classified as being Grade III on the Provisional Agricultural Land Classification.

**Lot 2** (shaded blue) comprises approximately 7.00 acres (2.83 hectares) of arable land with a small wooded spinney by the gate, all in a single enclosure.

The land is level lying, currently cropped to winter wheat with a miscanthus strip and game plot within. The field is accessed through a gateway in the northern boundary, directly onto Park Barn Lane. The boundaries predominantly consist of mature hedges and the land is classified as being Grade III on the Provisional Agricultural Land Classification.

**Lot 3** (shaded yellow) comprises approximately 12.33 acres (4.99 hectares) of mainly arable land in two field enclosures.

The land is currently cropped to winter wheat and there is a small stand of woodland adjacent to the A358. The field is accessed through a gateway in the northern boundary, directly onto the public highway (unnamed road). The boundaries predominantly consist of mature hedges with the A358 directly to the west. The land is classified as being Grade III on the Provisional Agricultural Land Classification.

## Overage

The land will be sold with no overage provisions.



## Tenure

Lots 1 & 2 are offered with freehold tenure. Lot 3 is of leasehold tenure subject to 3,697 years remaining.

Lots 1 & 3 will be sold with vacant possession upon completion. Lot 2 will be sold with vacant possession on the arable land, currently down to winter wheat, and a 5 year tenancy on the area of land down to miscanthus and game crop.

## Grants and Subsidies

The land is not subject to either a Countryside Stewardship or Sustainable Farming Incentive agreement.

## Services

No mains services, although we are informed mains water is nearby.

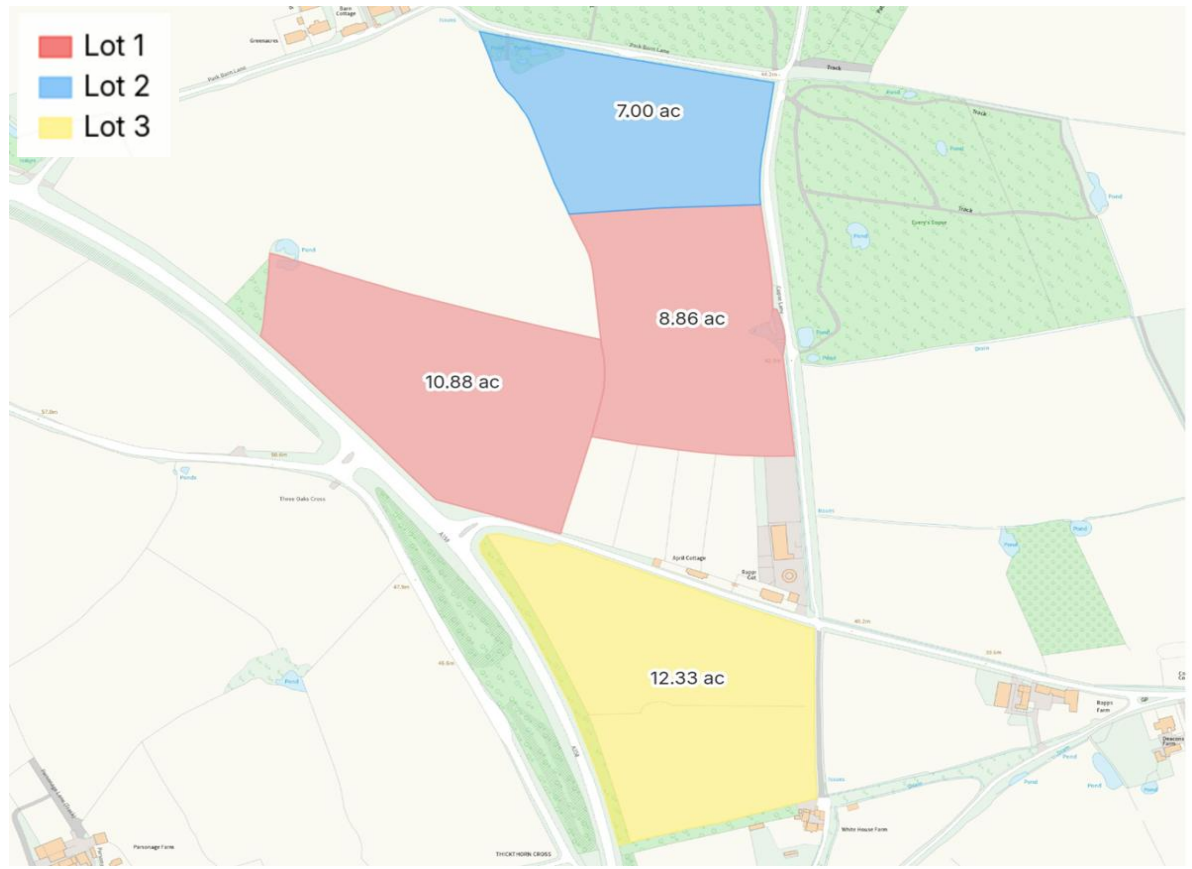
## Sporting and Mineral Rights

The sporting rights over Lot 1&2 only, will be reserved until 31 January 2033. The remaining sporting and mineral rights so far as they are owned, will be included in the freehold sale.

## Method of Sale

Lot 1, Lot 2 and Lot 3 of Land at Rapps are offered for sale by Informal Tender, applications to be submitted by 12 noon on Friday 5<sup>th</sup> June 2026.





### Directions

For Lots 1 and 3, from Southfields roundabout on the A303 at Ilminster, take the A358 heading north. Take the second right turn, signposted to Rapps. Lot 1 will be found on the left and Lot 3 on the right. For Lot 2, from Southfields roundabout on the A303 at Ilminster, take the A358 heading north. Take the third right turn, signposted Park Barn Lane, Lot 2 can be found on the right. Lots will be marked with a Rose Vale Rural 'For Sale' Board on the gate.

### Viewings

Viewings are unaccompanied, in daylight hours, with a set of sale particulars in hand. Please leave the gates closed.

### What3Words

- Lot 1 ///enhances.alpha.hang
- Lot 2 ///optimally.apart.universes
- Lot 3 ///acrobatic.retiring.mixture

Phone: 01458 772792

Email: [p.hodgkin@rosevalerural.co.uk](mailto:p.hodgkin@rosevalerural.co.uk) or  
[o.hutchings@rosevalerural.co.uk](mailto:o.hutchings@rosevalerural.co.uk)

Office: Unit 6, Bowdens Business Park, Hambridge, Langport,  
Somerset TA10 0BP

Trusted Advisors in **RURAL** Property.





## Tender Form

### Land at Rapps, Ashill, Ilminster, Somerset, TA19 9LX

Any person wishing to purchase the land described in the attached particulars should complete and sign this Form of Tender and submit to **Rose Vale Rural, Unit 6 Bowdens Business Park, Hambridge, Langport, Somerset, TA10 0BP**, or via email to **p.hodgkin@rosevalerural.co.uk**, no later than **12.00 noon on Friday 5th June 2026**. Submissions should be clearly marked "Tender for Land at Rapps". Following submission of a Tender, please contact Rose Vale Rural on 01458 772792 to confirm safe receipt.

#### Conditions of Tender

1. The Vendor is not obliged to accept the highest, or indeed any offer.
2. All offers, and any agreed sale, are subject to contract.
3. Any offers received after the stated deadline will be recorded and reported to the Vendor; however, at the Vendor's discretion, late offers may be excluded from the tender process.
4. All interested parties are invited to submit their best offers. To assist the Vendor in reaching a decision, offers should include all relevant information available to the bidder.
5. The property may be sold prior to the tender deadline. Interested parties are therefore advised to register their interest with the Agents and to confirm with the Agents, before submitting a tender, that the property remains available at the tender date.
6. Any offer must be for a firm, fixed sum and must not be dependent upon, or referable to, any other offer.
7. Once submitted, a tender may not be withdrawn.
8. Offers must clearly state the following:
  - The lot to which the offer relates.
  - The full name(s) and address(es) of the party or parties making the offer.
  - To comply with the Anti-Money Laundering Regulations, each prospective purchaser must provide a copy of photographic identification (passport or driving licence) and a separate proof of address document (often a utility bill or bank statement) dated within the last three months.
  - The name, firm and address of your solicitor.
  - Any conditions relating to the offer.
  - Where an offer is conditional upon the sale of another property, please confirm the current status of that sale and provide your agent's contact details.

Once a sale has been agreed, the Vendor's agent will issue a Memorandum of Sale to the parties and their solicitors. Unless otherwise agreed, the successful purchaser is expected to proceed to exchange of contracts as soon as practically possible, no later than 8 weeks upon receipt of the sale documents from the Vendor's solicitors.

Following receipt of instructions from the Vendor, all parties who have submitted offers will be notified of the outcome.

#### **TENDER FORM OVERLEAF**

**Lot 1 – 19.74 acres (7.99 hectares)**

I/We, the undersigned, hereby submit an offer to purchase the land described in the attached particulars for the following sum:

Amount Tendered        £.....        In Words        .....

**Lot 2 – 7.00 acres (2.83 hectares)**

I/We, the undersigned, hereby submit an offer to purchase the land described in the attached particulars for the following sum:

Amount Tendered        £.....        In Words        .....

**Lot 3 – 12.33 acres (4.99 hectares)**

I/We, the undersigned, hereby submit an offer to purchase the land described in the attached particulars for the following sum:

Amount Tendered        £.....        In Words        .....

Applicant details

Name .....

Address .....

Phone number .....

Email address .....

Signature .....

Date .....

Have you included a covering letter with any additional details? (please circle)    Yes    No

Applicant's solicitor's details

Name .....

Address .....

Phone number .....

Email address .....

Please note: for your offer to be considered, this form must be completed in full.