



Symonds  
& Sampson

Southmead Farm  
Keinton Mandeville, Somerton, Somerset

# Southmead Farm

Keinton Mandeville  
Somerton  
Somerset  
TA11 6EW

A well-equipped modern poultry and residential farm set in an easily accessible position. Including a farmhouse, range of poultry buildings, and pasture land. In all 14.15 acres



- Well-connected position in Somerset
- Large six bedroom detached farmhouse (AOC)
  - Attractive gardens
  - Modern 119,000 bird broiler unit
  - A total of 14.15 acres of pasture land

Guide Price

Lot A: £1,730,000

Lot B: £65,000

Freehold

Available as a whole or in two lots

Yeovil Agricultural  
01935 382901

LCarnell@symondsandsampson.co.uk



## INTRODUCTION

Set in an easily accessible location, Southmead Farm presents the opportunity for a well-equipped broiler unit comprising a range of modern buildings. The farm is located in a private yet well-connected position with the chicken enterprise currently under contract with 2Agriculture for Redbro Broilers.

The farmhouse, subject to an Agricultural Occupancy Condition (AOC), provides extensive accommodation finished to a high standard, with six bedrooms and three bathrooms, and a large garden surrounding.

The farmhouse is set to the west of Common Lane, and a sweeping driveway directly from Common Lane leads you further west, past the farmhouse, down through to the secure poultry unit. Although currently used as a poultry unit, the modern buildings present the opportunity for a range of different uses, subject to obtaining planning permission.

The land is set to the south of the poultry unit in an elevated position with far-reaching views. There is a further 4.24 acres set to the east of the farmhouse and the poultry unit on the other side of Common Lane.

## SITUATION

The farm is situated just over half a mile south of the village of Keinton Mandeville, providing a village shop, public house, primary school, church and village hall. Wider leisure facilities are also close by, with equestrian and camping lodges just off the B3153. Set immediately to the north and adjoining the farm is a local farm shop and café.

The farm is conveniently located for easy access to the surrounding areas via the A37 (within 1 minute's drive) and the A303 (within 6 minutes' drive). The town of Somerton is located 6 miles west, whilst the town of Yeovil is located 11 miles south, both providing a wide range of retail, recreational and commercial facilities. Yeovil provides two mainline railway stations (London Waterloo 2.5 hours and London Paddington 3 hours).

The area is well served by independent and state schools, including Hazlegrove, Perrott Hill and the Sherborne schools.



## THE FARMHOUSE

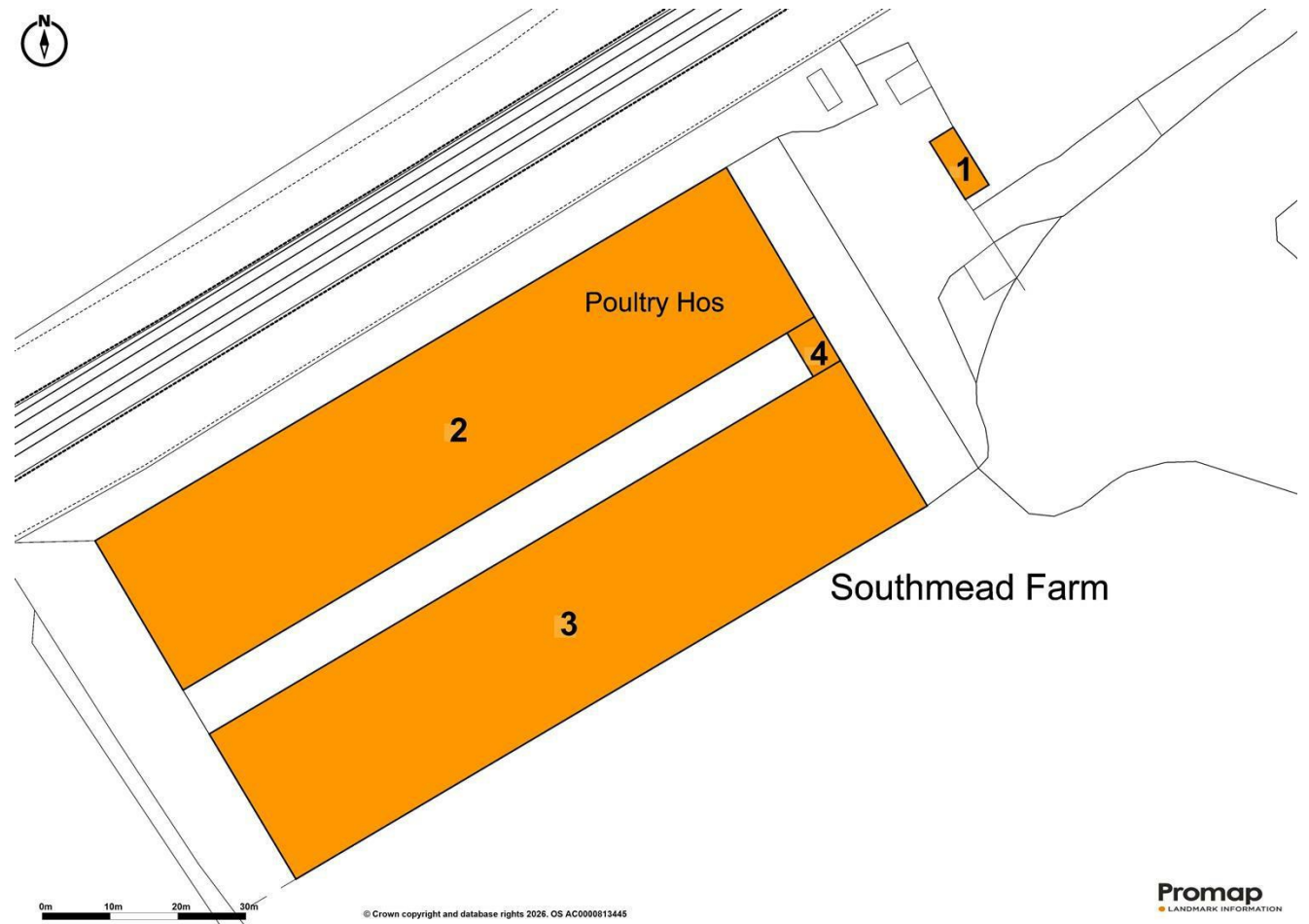
The six bedroom farmhouse provides spacious modern accommodation over two floors, subject to an AOC. Constructed of reconstituted stone elevations, under a clay tile roof, the ground floor provides a welcoming entrance hall, generously sized sitting room, lounge, modern kitchen (fitted in 2015) with larder, utility and two shower rooms. The first floor has six bedrooms and a family bathroom. The three main bedrooms are fitted with modern air conditioning units.

To the front and leading from the driveway is a gravel parking area, which follows around the rear of the property, into an enclosed courtyard, providing secure parking, a section of lawn and a small timber-framed machinery store. Beyond and surrounding the property and courtyard is a substantial wrap-around lawn garden with well-established trees and shrubs. Set to the west of the garden is a concrete pad providing further parking with a timber garden shed.

The wording of the AOC is as follows:

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or in forestry, or a dependent of such a person residing with him or her, or a widow or widower of such a person.'





**Promap**  
LANDMARK INFORMATION

## BUILDINGS

The buildings are set to the west of the farmhouse, and accessed from the sweeping concrete driveway, which leads directly from Common Lane. Entry is through a gated entrance, with poultry 'Gate House' (1) extending to approximately 21 sq. m., providing a rest area, facilities and a useful workshop.

Beyond and set on a part concrete part hardcore yard are the broiler houses (2 & 3) with a central plant room (4). Each broiler house extends to approximately 2,756 sq. m. with a central plant room extending to approximately 37 sq. m.

The broiler houses were erected in 1999 (building 2) and 2000

(building 3) and are both constructed of clear span steel frame with clad box profile steel sheeting elevations with vents, and each with 37 double-glazed windows under a pitched box profile steel sheet insulated roof with a central air inlet along each ridge. The Gate House is constructed of concrete block elevations clad with timber, under a monopitched timber framed roof with corrugated fibre cement sheeting.

Centrally between each broiler house on the eastern end, the plant room is constructed of a steel framed, pitched box profile steel sheet roof. There are pedestrian doors into each broiler house from the plant room and a pedestrian door on the western elevation, which facilitates access to the five 23-tonne feed silos and 40,000 litre

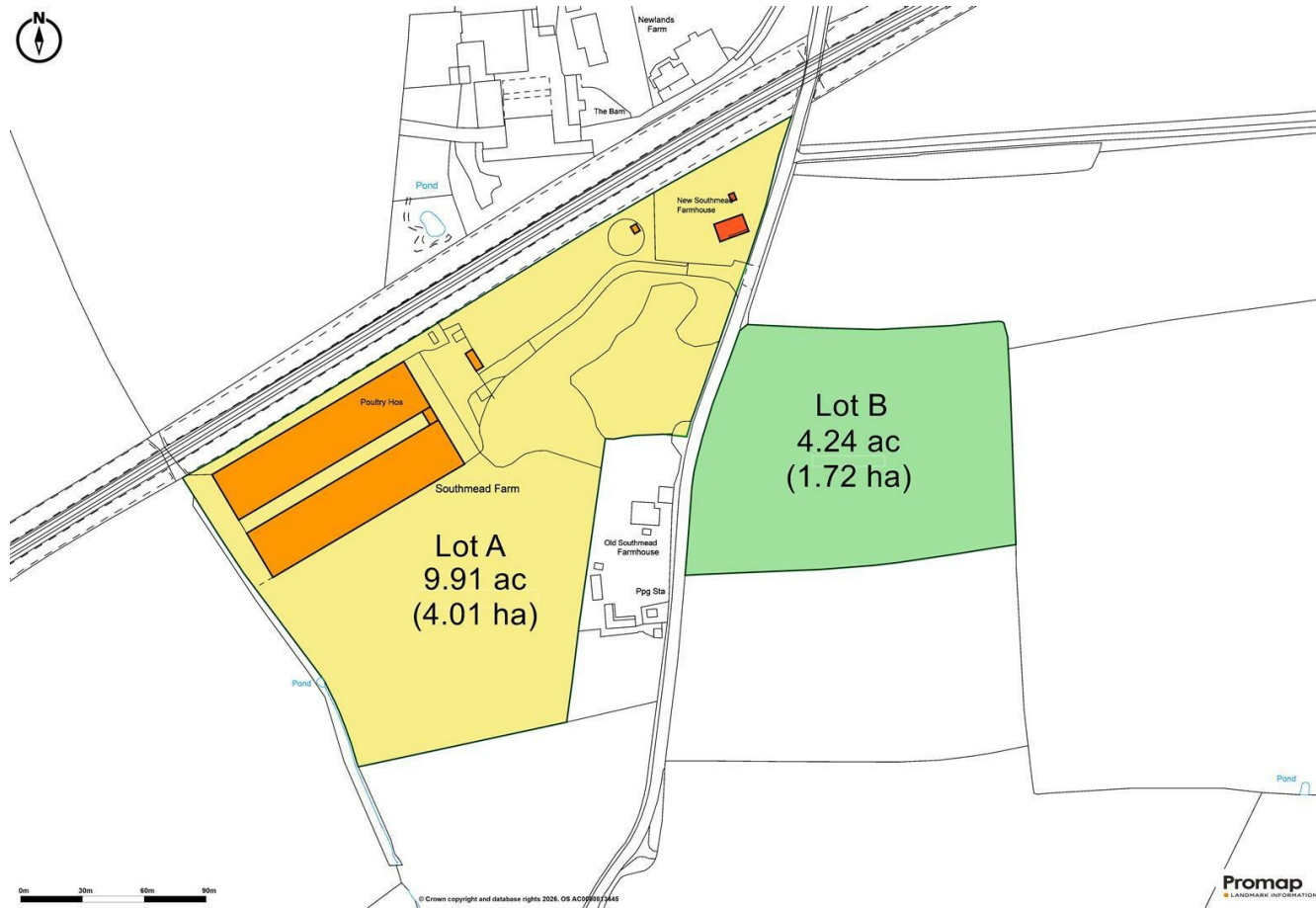
water storage tank.

The broiler houses are heated by eight gas heaters, four of which are 120kw and the other four are 70kw.

## LAND

The land comprises a parcel of gently sloping pasture land set in an elevated position with far reaching views. This parcel forms part of Lot A and is set to the south of the broiler houses, extending to 3.63 acres. In total, Lot A extends to 9.91 acres.

The land is classified as Grade 3 on the Agricultural Land Classification Maps. The soil is recorded as shallow lime-rich soils over chalk or limestone.



## LOT B

Lot B comprises a single parcel of level pasture land extending to 4.24 acres, set to the east of the main farm and accessed from the east Common Lane. The land is classified as Grade 3 on the Agricultural Land Classification Maps and the soil is recorded as Lime-rich loamy and clayey soils with impeded drainage.

## TENURE AND POSSESSION

Freehold with vacant possession upon completion.

The vendors reserve the right to hold a machinery dispersal sale prior to completion.

## SERVICES

Farmhouse – Mains water, mains electricity, mains drainage and private tanked gas supply providing gas central heating.

Broadband – 700 Mbps BT Fibre

Buildings – Mains water, mains electricity, 50kw solar panels on the southern broiler house and private septic tank drainage to the Gate House. The broiler houses are heated by gas heaters from 4 large propane tanks.

## RIGHTS, EASEMENTS AND BOUNDARIES

The farm is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in the General Remarks and Stipulations or particulars of sale or not. The purchaser shall be deemed to have full knowledge of the boundaries

of the ownership thereof.

We are not aware of any public rights of way crossing the farm.

## AGRICULTURAL SCHEMES

There are no existing Sustainable Farming Incentive or Countryside Stewardship agreements in place.

## FIXTURES AND FITTINGS

All freestanding equipment and any other equipment not specifically mentioned in the details above are excluded from the sale.

## DESIGNATIONS

Both lots are located in:  
Nutrient Neutrality Catchments for Somerset Levels and Moors  
Kings Sedgemoor Drain NVZ For Surface Water

## LOCAL AUTHORITY

Somerset Council  
Council Tax Band: F

## AGENTS NOTES

Southmead Farm is a working poultry farm. Due to biosecurity requirements, internal access to the buildings will only be available between batches. We also require a 48-hour waiting period before viewing if you have been in contact with another poultry site.

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

## SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, timber and mineral rights are understood to be owned and included.

## DIRECTIONS

What3words:

Lot A: ///compress.grub.puzzles

Lot B: ///moving.images.handover

## VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Lucy Carnell on 01935 382901.

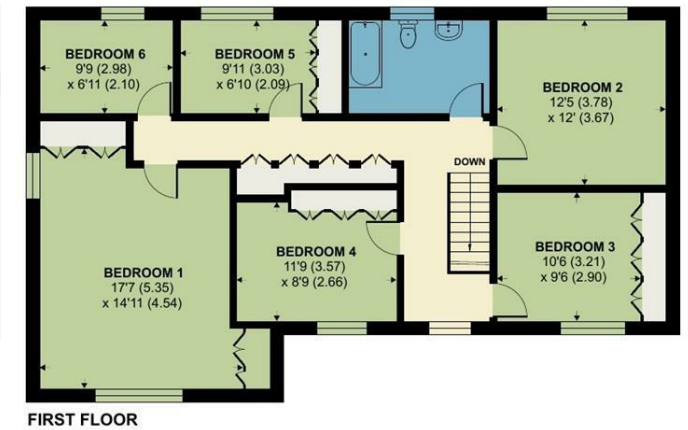
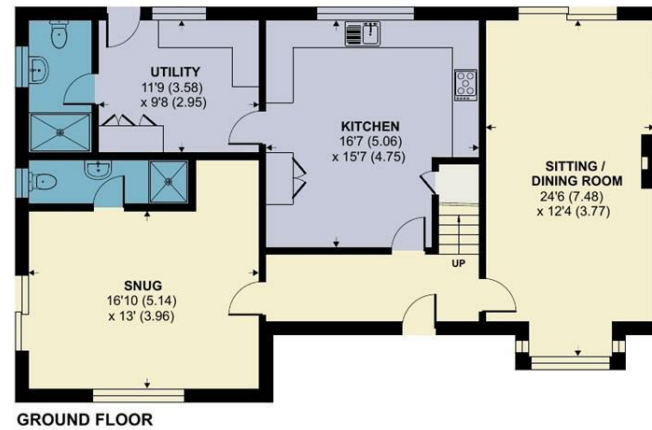


## Keinton Mandeville, Somerton

Approximate Area = 2195 sq ft / 203.9 sq m

For identification only - Not to scale

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 51      | 57        |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrschecon 2026. Produced for Symonds & Sampson. REF: 1440292



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01935 382901

L.Carnell@symondsandsampson.co.uk  
Symonds & Sampson LLP  
2, Court Ash,  
Yeovil, Somerset BA20 1HG



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

An aerial photograph of a lush green agricultural landscape. The scene is dominated by large, rectangular fields separated by dark green hedges. In the foreground, a road curves along the bottom edge. To the right, a smaller field contains several white cylindrical objects, possibly silage bales, and a small wooden structure. The background shows a mix of green fields, some trees, and a few buildings under a clear sky. The overall impression is one of a well-maintained and productive rural area.

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