



Land at Southtown Farm
Ashill, Ilminster, Somerset, TA19 9LS

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32.69 acres (13.22 hectares) as a whole or in two Lots

Lot 1 – 24.98 acres (10.10 hectares) of gently sloping arable land, contained within a single enclosure, on the village edge.

Lot 2 – 7.71 acres (3.12 hectares) of level to gently sloping arable land on the village edge.

Guide Price

Lot 1 - £300,000

Lot 2 - £120,000

Whole - £420,000

Freehold

For Sale by Informal Tender

Tenders to be submitted in a sealed envelope by 12 noon on Friday 24th July 2026 to Rose Vale Rural, with envelopes marked 'Land at Southtown Farm'

Situation

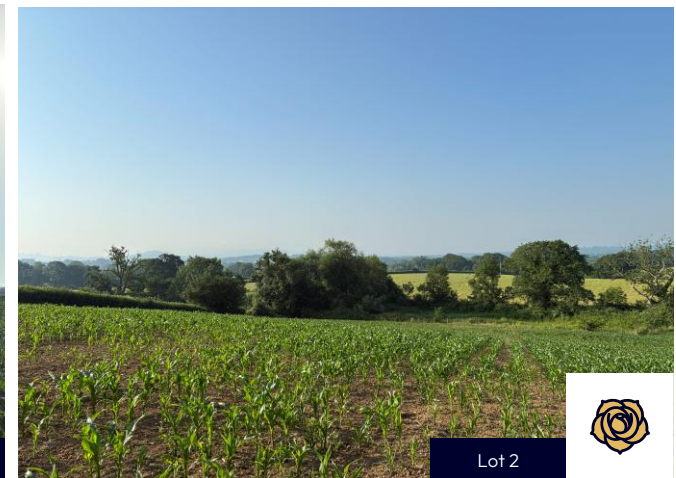
The land is located on the southern edge of the village of Ashill, in Somerset. The town of Ilminster, lies approximately 4 kilometers to the south east, which offers a range of amenities and facilities including independent shops and supermarkets together with good access links via the A358 to the A303, 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 Ashill Road and Lot 2 is accessed directly off Parsonage Lane, both on the edge of the village of Ashill.

Tel: 01458 772792

Email: p.hodgkin@rosevalerural.co.uk or
o.hutchings@rosevalerural.co.uk



Description

Lot 1 (shaded in red) comprises approximately 24.98 acres (10.10 hectares) of arable land in a single enclosure.

The land is level to gently sloping, currently cropped with maize. The field is accessed through a gateway in the northern boundary, directly off Ashill Road. The boundaries predominantly consist of mature hedges. The land is classified as being Grade III on the Provisional Agricultural Land Classification.

The land benefits from a mains water supply to a trough. There is a public bridleway crossing the land.

Lot 2 (shaded blue) comprises approximately 7.71 acres (3.12 hectares) of arable land in two enclosures.

The land is level to gently sloping land, predominantly cropped to maize with a small area of fenced off unmanaged land to the south.

The land is accessed through a large gateway in the northern boundary, directly off Windmill Hill Lane, at the juncture with Parsonage Lane. The boundaries predominantly consist of mature hedges. The land is classified as being Grade III on the Provisional Agricultural Land Classification.

The land benefits from a mains water supply to a field trough. There is also a public footpath along one hedgerow.

Tenure

The property is offered with freehold tenure. The land will be sold with vacant possession upon completion.



Grants and Subsidies

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

Overage and Restrictive Covenants

Neither Lot 1 or Lot 2 will be sold with any overage provisions. Lot 2 is subject to a restrictive covenant not to erect a dwelling house or building over the land hashed in blue on the site plan.

Services

Lots 1 and 2 both benefit from a mains water supply.

Sporting and Mineral Rights

The sporting and mineral rights so far as they are owned, will be included in the freehold sale.

Method of Sale

Lot 1 and Lot 2 of Land at Southtown Farm will be offered for sale by Informal Tender, applications to be submitted by 12 noon on Friday 24th July 2026.

Viewings

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

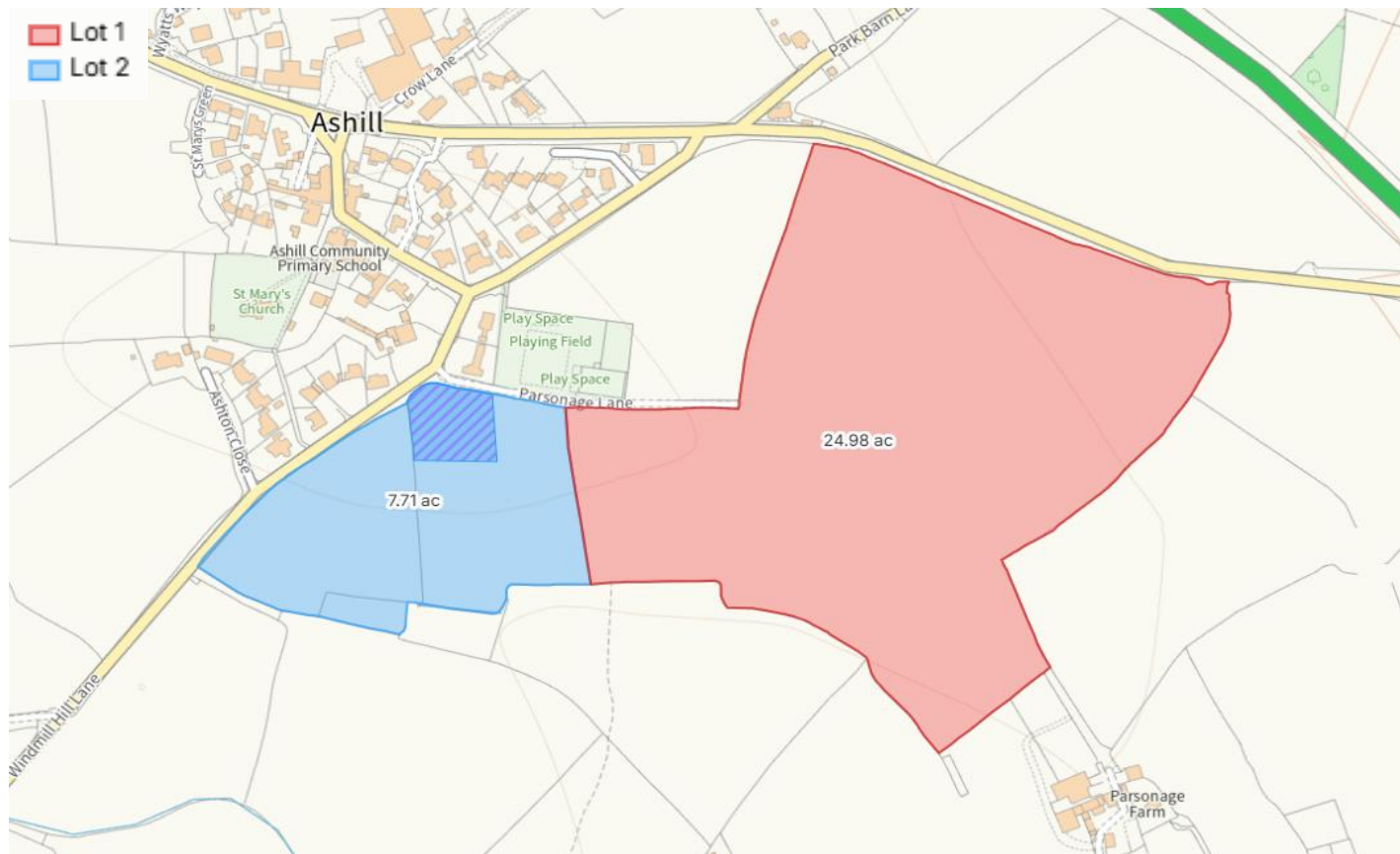




Lot 2



Lot 2



Directions

From Southfields roundabout on the A303 at Ilminster, take the A358 heading north. Take the second left turn, signposted to Ashill. Lot 1 will be found on the left after circa 450m. Pass Lot 1 and turn left onto Windmill Hill Lane. The gate to Lot 2 will be found at the junction with Parsonage Lane.

Both Lots will be marked with a Rose Vale Rural For Sale Board on the gate.

What3Words

Lot 1 ///tunes.relief.honest

Lot 2 ///kite.hike.butlers

Phone: 01458 772792

Email: p.hodgkin@rosevalerural.co.uk or;
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 Southtown Farm, Ashill, Ilminster, Somerset, TA19 9LS

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 24th July 2026**. Submissions should be clearly marked "Tender for Land at Southtown Farm". 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 – 24.98 acres (10.10 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 – 7.71 acres (3.12 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 1 and 2 as a whole – 32.69 acres (13.22 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.