



Symonds
& Sampson

Lot A - Land at Henley

Henley, Langport, Somerset

Lot A - Land at

Henley
Langport
Somerset TA10 9BG

12.79 acres (5.18 hectares) of level pasture land situated outside the village of Henley offering a wide variety of flora and fauna. For sale by public auction



- Lot A - 12.79 acres (5.18 hectares)
- For sale by Public Auction and via Livestream on Friday 19 June 2026
 - Grade 2 agricultural land
 - Beautiful open countryside
 - Far reaching views
 - Diverse wildlife

Guide Price **£50,000**

Freehold

[Method of Sale if NOT Private Treaty.]

Yeovil Agricultural
01935 423526
yeovil@symondsandsampson.co.uk



THE LAND

The land comprises two parcels of level pasture land extending to 12.79 acres (5.18 hectares) in total. The parcels are bordered by rhynes with sections of mature hedge and tree-lined boundaries. Set in a peaceful rural location, the land enjoys a wide array of flora and fauna, providing excellent habitat diversity and amenity appeal. The soil itself is described as fen peat and classified as Grade 2 on the Agricultural Land Classification Map.

SITUATION

The land lies just outside Somerset village of Henley. Lot C benefits from direct access via a gateway from Nythe Road, while Lots A and B are accessed from Broad Drove and Pedwell Drove. The property is conveniently positioned, with the town centre of Langport approximately 5 miles to the south, and Street around 6 miles to the north-east.

RIGHTS OF WAY

There are no public rights of way crossing the land.

DESIGNATIONS

The land is located in:
SSSI Impact Risk Zone
Nutrient Neutrality Catchment for the Somerset Levels and Moors

SERVICES

There are no mains services connected to the land.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, timber and mineral rights are understood to be owned, and are included in the sale insofar as they are owned by the vendor.

TENURE AND POSSESSION

Freehold with vacant possession on completion.



SOLICITORS

Sarah Warren
Every's Solicitors
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01460 279260

LOCAL AUTHORITY

Somerset Council

WHAT3WORDS

Lot A - ///copying.stocky.lifeguard

Lot B - ///diver.browsers.harsh

Lot C - ///fuses.turkeys.croutons

FLOODING

The land is in a high risk flood zone.





Office/Neg/Date



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