



gth

LAND & BUILDING AT HILLGROVE ROAD,
GREEN ORE, WELLS, SOMERSET

AGRICULTURAL LAND AND BUILDING AT HILLGROVE ROAD

Green Ore, Wells, Somerset, BA5 3EN
(nearest postcode)

A rare opportunity to purchase a ring-fenced block of productive agricultural land together with an agricultural building, extending in total to 104.84 acres (42.43 hectares), or thereabouts.

Guide Price £1,050,000

DESCRIPTION

A rare opportunity to purchase a ring-fenced block of productive agricultural land, with the capability for arable cropping, together with a useful agricultural building, extending in total to approximately 104.84 acres (42.42 ha), or thereabouts, at the heart of the Mendip Hills and in the vicinity of the Cathedral City of Wells.

The holding provides prospective purchasers with an opportunity to extend and expand their existing agricultural operations, or the potential to develop a new or second farmstead (subject to obtaining the necessary statutory consents).

The land benefits from direct roadside access from Hillgrove Road to the south.

The Land

The land is situated to the north of Hillgrove Road in a ring-fenced block and comprises productive, well-farmed agricultural land with the capability for arable cropping. The land is, in principle, divided into four parcels, which are bounded by traditional stone walls, stock fencing and hedgerows in part. The land is generally level in topography and is classified as Grade III under the DEFRA Agricultural Land Classification map.

Within the south-west corner of the land there is a small copse area extending to approximately 1.11 acres (0.48 ha), or thereabouts. In addition, there is a pond/drinking eye situated towards the centre of



104.84 acres (42.43ha) at Hillgrove Road,
Green Ore, Wells, Somerset



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Site Plan

the north-east parcel and a smaller pond towards the southern boundary.

The Building

The land benefits from a useful agricultural building, centred around a hardcore yard, which includes an existing livestock holding/handling pen. The building comprises a steel portal-framed construction, enclosed to the north, east and west elevations with concrete sleepers and grey tin sheeting, with the roof clad with grey tin sheeting also. The southern elevation is partly open, with the building measuring **30.69m (100 ft) x 13.80m (45 ft)**. The building benefits from access off Hillgrove Road via an existing hardcore access track, making it accessible throughout the year.

SERVICES

We understand that the land and building benefit from a mains water connection, with a number of livestock drinking troughs.

OUTGOINGS

We are not aware of any outgoing relating to the land.

TENURE AND POSSESSION

The land is currently farmed under a Contract Farming Agreement, which is due to cease in September 2026. The property is being offered with the benefit of full vacant possession. If completion takes place after 29th September 2026 the land will be sold with the benefit of full vacant possession.

DIRECTIONS

From the Cathedral City of Wells, proceed north on Bristol Hill for approximately 3 miles and turn left onto Priddy Road, which transitions onto Hillgrove Road, for approximately 1 mile. The entrance to the land will be on the right, as demarcated by a 'For Sale' board.

Alternatively, from Farrington Gurney proceed south on the A39 for approximately 5.5 miles and turn right onto Priddy Road, which transitions onto Hillgrove Road, for approximately 1 mile. The entrance to the land will be on the right, as demarcated by a ‘For Sale’ board.

WHAT3WORDS

For the exact location of the entrance to the track, download the what3words app and enter **///novelists.broad.greyhound**.

STATUTORY DESIGNATIONS

The land is situated in an SSSI Impact Risk Zone, where planning applications are assessed for likely impacts on nearby SSSIs/SACs/SPAs and Ramsar sites.

The land is situated within the Mendip Hills National Landscape.

There is a Scheduled Monument on the land called ‘Disc barrow 610 m north-east of Drive Cottage’ (as marked in blue on the attached site plan).

TOWN AND COUNTRY PLANNING

The land, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, resolution or notice which may be, or may come to be, in

force, and also subject to any statutory provisions or byelaws, without any obligation on the part of the vendors to specify them. The purchaser shall be deemed to have full knowledge of, and to have satisfied themselves about, the provisions of any such matter affecting the property.

DEVELOPMENT CLAWBACK

The land and building are being sold free of any development clawback provision.

HEALTH AND SAFETY

Our Health and Safety policy requires that all interested parties undertaking viewings, if accompanied by a member of GTH staff, must wear their own Personal Protective Equipment (PPE). If interested parties do not adhere to our policy and view the property unaccompanied (or without PPE), then they do so at their own risk, and we/the seller cannot be held liable for any personal injury or claim for compensation.

BASIC PAYMENT SCHEME

The land has previously been claimed for Basic Payment Scheme purposes and the seller will retain the remaining delinked payments.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES (ELMS)

The land is not subject to any existing ELMS, as far as we are aware.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold and so far as required by the Vendors will be conveyed subject to all easements, quasi-easements, privileges and advantages (whether way of water, drainage, light or laying and maintaining water and other pipes or mains of any nature whatsoever) for the benefit of any other property as the owner, tenants or occupiers thereof now or have been accustomed to use, enjoy or exercise. The property is sold subject to all easements and wayleaves of telegraph and telephone poles and stays and wires, and electric pylons, pipes (whether poles and cables, water, gas and other referred to in these Particulars or not) at present erected on and passing over or under the property, and subject to the Agreements affecting the same (if any) and to the Town and Country Planning Scheme, or County, Local Authority or any other statutory body affecting the same.

AGENTS NOTE

We have been informed that a third party owns title WS34965, which is situated to the northern boundary of the land, (as outlined red on the attached Site Plan). We understand that this title ownership relates to a cave network more formally known as ‘Cuckoo Cleeves’. There is a right of way over the land in relation to title WS34965 (as indicated by the brown dashed line on the attached site plan) and we understand this to be by foot only.

FLOOD RISK

The land is located within Flood Zone 1, as defined by the Environment Agency, and we have been informed by the sellers that the land has never flooded.

SELLING AGENTS

Greenslade Taylor Hunt,
Chancellors Pound,
Redhill,
Bristol BS40 5TZ
Email: farms.redhillbristol@gth.net | Tel: 0117 203 5577

2nd edition: 20th July 2026

IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services. Building sizes should not be relied upon. If there are points which are of particular importance to you, please contact the office prior to viewing the property.







Viewing

Strictly by appointment with the agents.

Chancellors Pound, The Pound,

Redhill, Bristol BS40 5TZ

Email: farms.redhillbristol@gth.net

Tel: 0117 203 5577 | Ref: BST260009



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5 km
Scale 1:200000 (at A4)

