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# Land at Merryfield

Merryfield Lane, Ilton, Ilminster, Somerset, TA19 9EZ

Land at Merryfield's, Merryfield Lane, Ilton,  
Ilminster, Somerset, TA19 9EX

In all about 99.62 acres (40.31 ha) of part arable  
and grassland near Ilton, available as a whole or in  
up to 2 lots.

For Sale by Informal Tender *(unless previously sold)*.  
All Tenders must be submitted by 12 noon on Friday  
5th June 2026

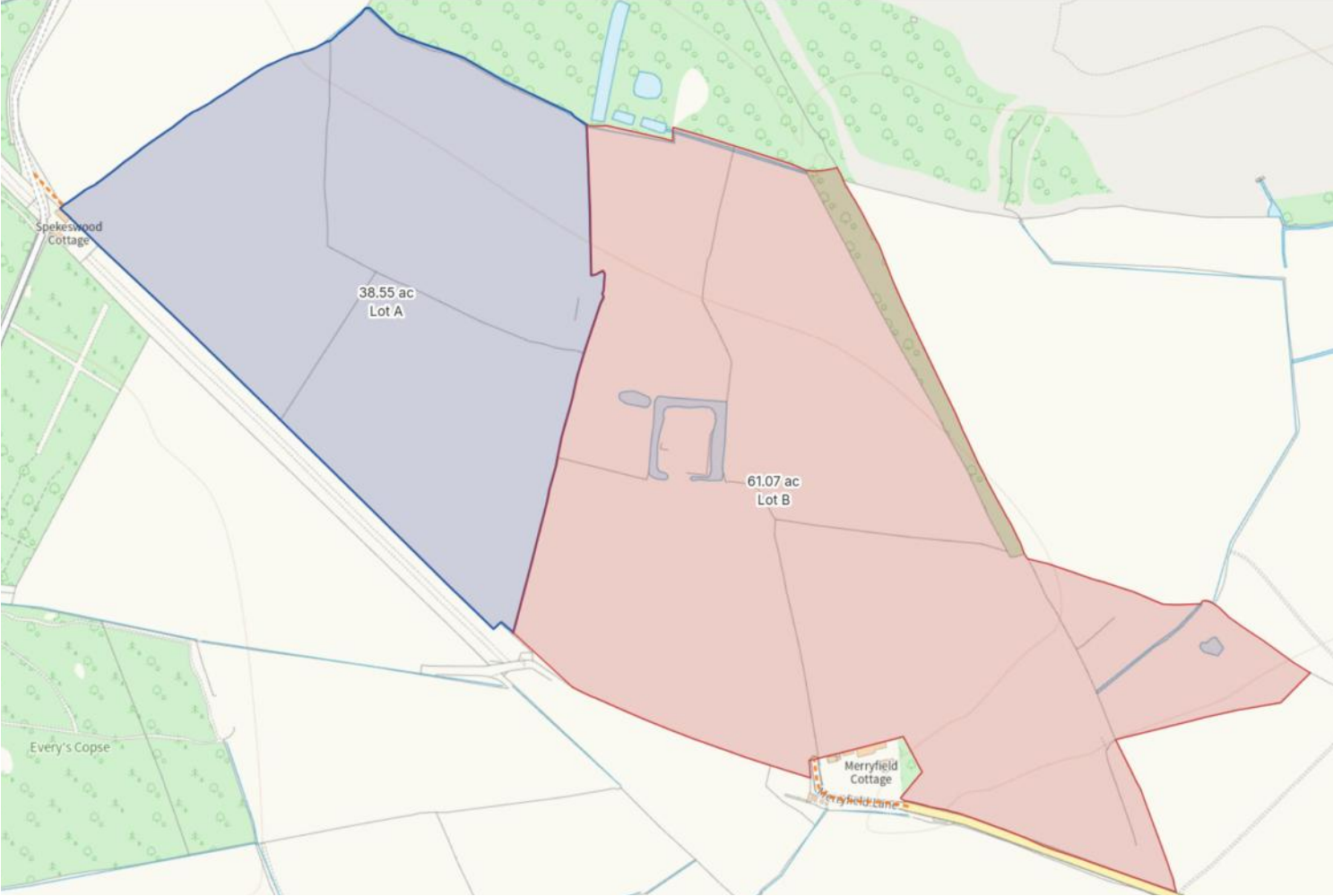
Guide Price: Lot A £365,000 | Lot B £580,000

SITUATION

The land lies within the parish of Ilton and is located a short distance to  
the west of the village of Ilton, situated 2 miles north of Ilminster and  
8 miles south east of Taunton. Readily accessible to both the A358,  
A303 and M5.

DESCRIPTION

Contained within a ring fence an excellent block of level arable ground  
available as a whole or in up to two lots. The land offers exceptional  
diversity and is considered to afford versatility and significant



agricultural appeal to those with such interest. In total the land extends  
to 99.62 acres (40.31 ha).

The land is currently sown to Oilseed Rape, the crop rotation for the past  
few years includes the addition the growing of Winter Wheat and Spring  
Barley.

LOT A GUIDE PRICE £365,000

Situated to the west of the two blocks and accessible from Copse Lane,  
across the area coloured and edged blue on the site plan. This land  
comprises three parcels and totals 38.55 acres (15.60 ha). The land is all  
utilised within the arable rotation and currently cropped with Oilseed  
Rape.

LOT B GUIDE PRICE £580,000

Positioned to the east and accessible from Merryfield Lane and coloured  
and edged red on the attached plan, a larger block totalling 61.07 acres  
(24.71 ha) of arable ground and benefits from direct road access with a  
claimed right of access past Merryfield Cottage as shown by a dashed  
orange line.

The smallest field to the east is permanent pasture, and also there is an  
area of scrubland in the middle which is designated as Schedule  
Monument otherwise the land is within an arable rotation. The land is  
shown coloured and edged red on the attached plan.

For information purposes only along the easterly boundary there is the  
remains of the former Chard Canal.

**ACCESS**

As mentioned above, the land benefits from two direct road accesses and an additional access through Merryfield Cottage to lot B as shown coloured orange. The accesses provided offer great capability to get agricultural machinery on and off the land.

**SOIL TYPE & TOPOGRAPHY**

The land is level lying, with parts of slight undulation. The soil is classified of a mixture of loamy and clayey soils, plus lime-rich loamy and clayey soils both of which have moderate to high levels of fertility. It is classified as Grade III on the Provisional Agricultural Land Classification Map.

**DEVELOPMENT CLAWBACK**

The land is not subject to any development clawback or overage.

**TOWN & COUNTRY PLANNING**

The land is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

**SERVICES**

We understand the land benefits from mains water, the meter is in Merryfield Lane. If the purchaser of Lot A is different to Lot B the purchaser of Lot A will need to install a sub-meter within 3 months of completion.

**TENURE & POSSESSION**

The land is subject to a Farm Business Tenancy until the 28th September 2026, early entry might be available subject to negotiation.

**RIGHTS OF WAY, EASEMENTS, ETC.**

There is no public rights of access across the land as far as our

investigations have uncovered. The land is also free of any overhead wires of cabling and telegraph poles and pylons.

The property is offered for sale subject to and with the benefit of all matter contained in or referred in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements, and other rights of way whether specifically referred to or not.

**SPORTING AND MINERAL RIGHTS**

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

**BASIC PAYMENT SCHEME**

The Basic Payment Scheme entitlements are not included in the sale. The land is subject to an existing Sustainable Farming Incentive agreement, options include CLIG3, GRH7, CAHL4, CHRW2 and CHRW3.

**METHOD OF SALE**

The land will be offered for sale by Informal Tender (unless previously sold), as detailed within these sales particulars. All tenders should be submitted to the Agents FAO Abbie Lewis, Greenslade Taylor Hunt, Sedgemoor Auction Centre, North Petherton, Bridgwater, Somerset, TA6 6DF by 12 noon on Friday 5th June 2026 and labelled as ‘*Lot A or Lot B - Land at Merryfield, Ilton Somerset*’. Alternatively this can be emailed to Abbie Lewis.

**SALES PRIOR**

It is possible that the property may be withdrawn or sold prior to the tender deadline. Interested parties are advised to register their interest with the Agents and it is their responsibility to check with the selling Agents whether a particular lot will be offered or if it has been withdrawn.

**LOTING**

The property will be offered for sale as whole or in up to two lots as detailed within these sales particulars. The right is reserved however,

to alter or amend the proposed lotting and prospective purchasers shall make no objection to any such changes.

**DESIGNATIONS**

Located within Lot 2 there is a Schedule Monument, listing number 1473451.

**LOCAL AUTHORITY**

Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

**FARM PROPERTIES HEALTH & SAFETY NOTICE**

All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. Farm land is potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing the land especially if stock or machinery are present. All potential purchasers are asked to observe the country code.

**DIRECTIONS**

From Taunton head towards Ilminster on the A358 through Thornfalcon. Progress along the road at Thornefalcon’s traffic lights for 5.5 miles before turning left onto Park Barn Lane, continue along this road for 0.7 miles where you will find the property located on your right hand side behind Spekeswood Cottage. To access Lot B from Taunton, stay on the A358 for a further 0.3 miles before turning left onto an unnamed road, stay on this road for 1.2 miles before taking the next left towards Ilton onto Church Road. Progress for 0.1 miles, taking the first left onto Merryfield Lane. Continue along Merryfield Lane for 0.3 miles the field on your right hand side.

Alternatively if travelling from Ilminster roundabout head towards Taunton for 0.8 miles, turn right onto an unnamed road in the direction of Ilton. Progress for 0.2 miles and take the first right onto Cad Road and remain on here for 0.7 miles before turning right again onto an unnamed road before taking the next left and then left again where you will be on Merryfield Lane, please then follow the directions as listed above.

## VIEWINGS

The land may be viewed at any reasonable time of day whilst in possession of these particulars, within daylight hours on foot only.

## 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 any detailed surveys, nor tested any services. If there are any points which are of particular importance to you please contact the office prior to viewing the property.

## CONSUMER PROTECTION REGULATIONS

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

## WHAT 3 WORDS

Lot A—///messaging.places.opts

Lot B—///differ.void.credited

## AGENTS

Abbie Lewis, Sedgemoor Auction Centre, North Petherton, Bridgwater, Somerset, TA6 6DF.

Martyn Venner, 13 Hammett Street, Taunton, Somerset, TA1 1RN

Telephone: 01278 410250 | 01823 277121

Email: [abbie.lewis@gth.net](mailto:abbie.lewis@gth.net) | [martyn.venner@gth.net](mailto:martyn.venner@gth.net)

Website: [www.gth.net](http://www.gth.net)—April 2026

Photos taken—March 2026

Property Ref— SEG250044



## **TENDER FORM**

1. Any person desiring to purchase the land described in the attached particulars shall complete and sign this Form of Tender and submit it to **Greenslade Taylor Hunt, Sedgemoor Auction Centre, North Petherton, Bridgwater, Somerset, TA6 6DF by 12.00 noon on Friday 5<sup>th</sup> June 2026. Envelopes must be sealed and marked either Lot A or Lot B Land at Merryfield, Ilton, Somerset.**
2. Offers received after the deadline will be recorded and reported to the Vendor but may be excluded from the bid process, subject to the Vendors' instructions.
3. The Vendor does not undertake to accept the highest or any offer.
4. A tender once given shall not be withdrawn and all offers will be treated in the strictest of confidence.
5. Any offer shall be a definite fixed sum. It may not be dependent or referable to any other offer.
6. All offers and any agreed sale are subject to contract.
7. It is possible the property may be sold prior to the tender deadline therefore it is advisable for interested parties to register their interest with the Agents and it is their responsibility to check with the Agents whether the property will still be offered on the tender date.
8. All those interested are invited to submit their best offers for the lot, or lots, they are interested in. It is in the best interests of any interested party to make all possible information available to assist the Vendor's in making their decision. A decision will be based on all the circumstances.
9. Offers must clearly state:
  - 9.1 The lot, or lots, to which the offer relates.
  - 9.2 The name(s) and address(es) of the party(ies) making the offer.
  - 9.3 A copy of photographic ID (passport or driving licence) plus a separate proof of address document (utility bill/bank statement) no older than 3 months for all intending purchasers, in order to comply with the Anti-Money Laundering Regulations.
  - 9.4 The name and address of his/her solicitor.
  - 9.5 Any conditions applying; if an offer is made subject to conditions other than contract, those conditions must be clearly stated e.g. subject to survey or planning.
  - 9.6 What investigations you have already carried out.
  - 9.7 Details of funding arrangements. If an offer is subject to the sale of another property, please clarify the current status of the sale, along with the contact details of your agent. All supporting documentation you can provide (proof of available finance, latest status from your current agent etc) will give the vendor a clearer idea of the strength of your offer.
10. All those who have submitted offers will be notified of the outcome as soon as possible, once we have instructions.
11. Once a sale has been agreed the Vendor's agent will issue a memorandum of sale to the parties and their solicitors. Unless agreed otherwise, we expect the chosen purchaser to be able to proceed to an exchange of contracts within four weeks of receipt of sale documents from the Vendor's solicitors. A deposit will be payable on exchange of contracts, with the full balance on completion or sooner by agreement between the parties.

**LOT A & LOT B – LAND AT MERRYFIELD’S ILTON, SOMERSET’**  
**(99.62 acres / 40.31 hectares of pasture/arable land)**

I/We the undersigned hereby offer to purchase the land described in the attached particulars for the sum of

Price: £.....

In words.....pounds.

Terms & Conditions: .....

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Please provide proposed plans for the land:

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**LOT A – LAND AT MERRYFIELD’S ILTON, SOMERSET’**  
**(38.55 acres / 15.60 hectares of pasture/arable land)**

I/We the undersigned hereby offer to purchase the land described in the attached particulars for the sum of

Price: £.....

In words.....pounds.

Terms & Conditions: .....

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Please provide proposed plans for the land:

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**LOT B – LAND AT MERRYFIELD'S ILTON, SOMERSET'**  
**(61.07 acres / 24.71 hectares of pasture/arable land)**

I/We the undersigned hereby offer to purchase the land described in the attached particulars for the sum of

Price: £.....

In words.....pounds.

Terms & Conditions: .....

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Please provide proposed plans for the land:

This image shows a full page of white paper with horizontal dashed lines, typical of primary school handwriting practice paper. The lines are evenly spaced and run across the entire width of the page. There are no margins, text, or other markings present.

Please provide your contact information below:

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Please provide your solicitor's information below:

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Please ensure you have provided all information requested, to include Anti-Money Laundering information and proof of funds.

Signed.....

Name (BLOCK CAPITALS) .....

Offers for this property are to be submitted for the attention of – Abbie Lewis, Greenslade Taylor Hunt, Sedgemoor Auction Centre, North Petherton, Bridgwater, Somerset, TA6 6DF by post or email to [abbie.lewis@gth.net](mailto:abbie.lewis@gth.net) no later than 5th June 2026 at 12 noon.

Please note that for this offer to be considered this form must be completed in full