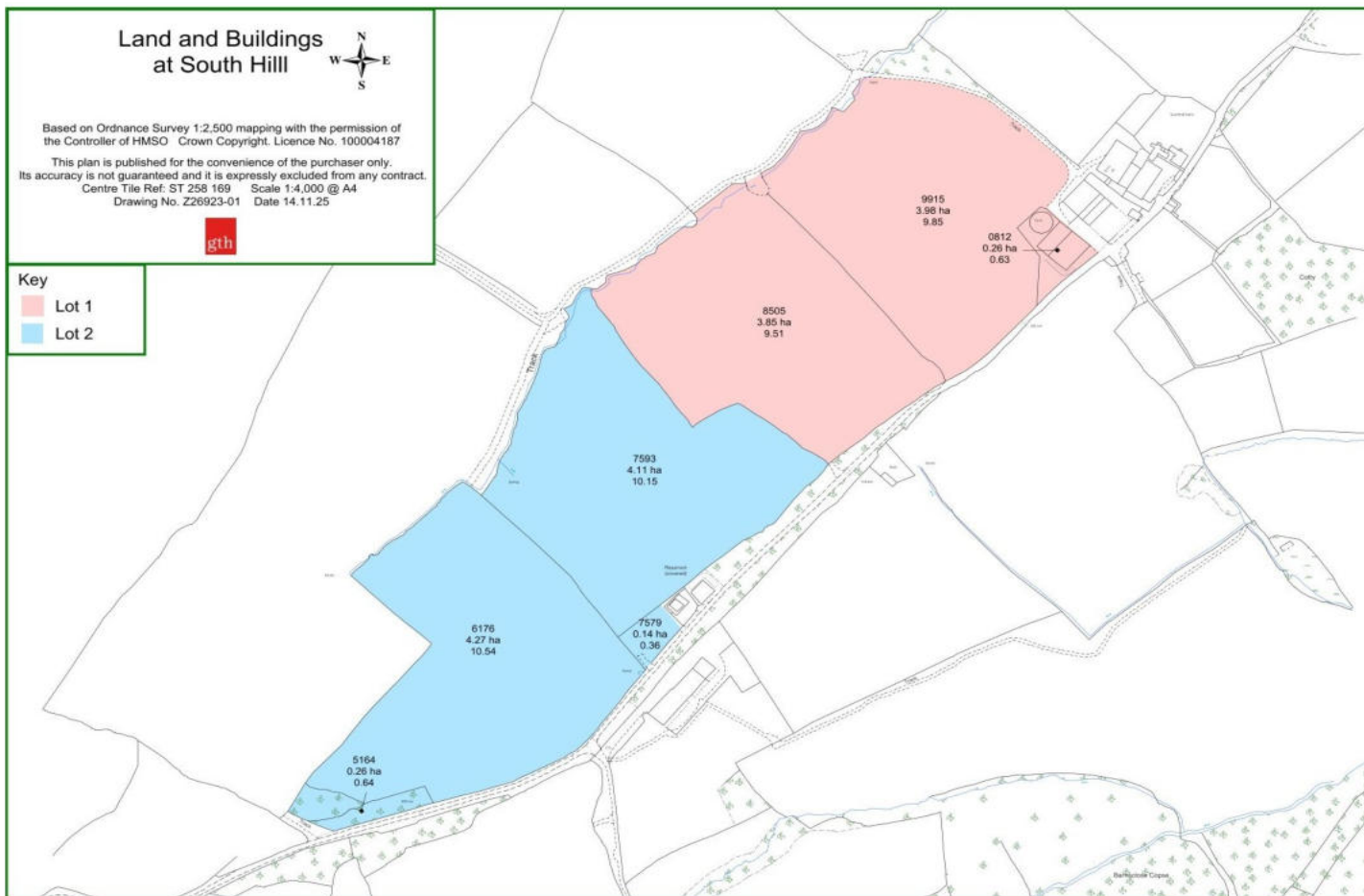


LAND & BUILDINGS

gth

SOUTH HILL, TAUNTON





Land and Buildings at South Hill Staple Fitzpaine, Taunton, TA3 5SH

Staple Fitzpaine 1.7 miles; Taunton 6.9 miles

An exciting opportunity to acquire a block of productive and versatile pasture land extending to 41.68 acres (16.87 hectares) together with two useful and modern agricultural buildings.

For Sale by Informal Tender (unless previously sold) All tenders are to be submitted by 12 noon on Tuesday 20th January 2026.

Freehold Guide Price (As a Whole)
£545,000

DESCRIPTION

Lot 1: 19.99 ACRES (8.09 HECTARES) - Guide Price: £325,000

Lot 1, as shaded pink on the site plan, comprises approximately 19.99 acres of gently sloping, productive pasture land and the accompanying agricultural buildings. The land is enclosed with mature hedgerow boundaries and natural ditching in part. This land is split into two useful enclosures which adjoin the agricultural buildings on the eastern edge. The land benefits from direct road access from the public highway known as Parsonage Lane.

Located on the land are two useful steel framed buildings and a slurry tank, which are described further below:

- Building 1 (nearest the road) is of steel framed construction with timber sleeper walls and Yorkshire boarding set beneath a fibre cement/asbestos roof and measures approximately 63.15ft x 95.62ft and includes the internal scrape and feed passage.
- Building 2 (nearest the field) is again of steel frame construction with concrete panels on selected elevations and set beneath a fibre cement roof. The building measures approximately 39.90ft x 96.09ft.



Internally, both the buildings have concrete floors and provide scope for continued agricultural practice or other uses, subject to obtaining the necessary consents.

The slurry tank is located directly north of the buildings and has a base floor area of approximately 304m², please note the tank is currently quite full so please take caution when viewing.

The vendors are retaining the ownership of the adjacent yard and the track bounding the eastern edge of the field parcel north of the buildings. Access via the yard is strictly by negotiation.

Lot 2: 21.69 ACRES (8.78 HECTARES) - Guide Price: £220,000

Lot 2, as shaded blue on the site plan, comprises approximately 21.69 acres of gently sloping productive and versatile pasture land, together with a small area of copse in the south west corner. The land is enclosed with mature hedgerow boundaries and natural ditching in part.

This land comprises two useful enclosures and benefits from direct road access from the public highway known as Parsonage Lane.

SITUATION

The land and buildings at South Hill, Somerset are located in a picturesque rural setting to the South West of the peaceful village of Staple Fitzpaine. The village offers a range of local amenities including a busy local pub and a church. The county town of Taunton is situated approximately 6.9 miles to the north of the property, providing a more extensive range of services and amenities including a wide range of shops, services and recreational opportunities. The Land and Buildings are conveniently located, being approximately 3 miles from the A358, providing easy access to the wider road network, including connections to the M5 motorway, the A30 and the A303 for broader regional travel.

The property is situated within the Blackdown Hills Area of Outstanding Natural Beauty (AONB), which is renowned for its abundance of wildlife and scenic landscapes.

TENURE

The property is of freehold tenure with vacant possession of all parts available upon completion of the purchase.





Lot 2



Lot 1



Lot 1

LOTTING

The property is being offered as a whole or in two separate Lots. The right is reserved however to alter or amend the prospective lotting and prospective purchasers shall not raise any requisition or objection whatsoever to any such change. Offers may be made for the property as a whole or with less land. If you are making a tender for the property with less land please attach a plan clearly marking the area to which the offer applies.

SERVICES & OUTGOINGS

We understand that the buildings in Lot 1 are serviced by a spring fed water supply and there are no services connected to the land. We understand that Lot 2 does not benefit from any water services.

Neither of the Lots benefit from any electricity.

BASIC PAYMENT SCHEME & AGRI-ENVIRONMENTAL SCHEMES

The land is being sold without any de-linked payments. We understand that the one of the field parcels is currently entered into a Countryside Stewardship Scheme which is due to end 31st December 2025.

The land is also understood to be subject to an SFI Agreement which commenced on 1st May 2024. The vendor will use their best endeavours to remove the land from the existing agreement.

RIGHTS OF WAY & EASEMENTS

We are not aware of any public rights of way which cross the property nor are we aware of any outgoing. The land, as far as required by the Vendors, will be conveyed, subject to all other public rights of way easements, and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and fibre cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any).

SPORTING & MINERAL RIGHTS

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

METHOD OF SALE

Land and Buildings at South Hill will be offered for sale by Informal Tender (unless previously sold), as a whole or in two separate lots, as detailed within these sales particulars. All tenders should be submitted to the Agents office (1 High Street, Chard, Somerset, TA20 1QF) by 12 noon on Tuesday 20th January 2026.

All tenders received will be subject to contract and the vendors are not obligated to accept the highest nor any other offer.

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 us and it is their responsibility to check with the selling Agents whether a particular lot will be offered or if it has been withdrawn.

VIEWINGS

Viewings of this property can be done during daylight hours only with Sales Particulars in hand. Please note for Health and Safety reasons please contact the office to advise your interest in viewing the property.

ADDITIONAL INFORMATION

Flooding: The land is in an area at a very low risk from river or sea flooding and a very low risk from surface water flooding. (Gov.uk)

Planning Permission: We understand that Building 2 was erected after prior approval was not deemed to be required under application number: 33/19/0014/AGN.

Broadband: N/A

Mobile Coverage: N/A

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. A working farm is potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing the farm, particularly around the farmyard and in fields containing stock. All potential purchasers are asked to observe the country code and close all gates.



Lot 1

We would further note that it is suspected, although impossible to determine without expert assistance and analysis, that the fibre cement sheets used in the construction of some of the buildings may contain asbestos.

DIRECTIONS

Once in Staple Fitzpaine, head south on Staple Fitzpaine Road towards Bulford. Continue on this road for approximately 0.3 miles before taking the first right onto Parsonage Lane. Continue on Parsonage Lane for approximately 0.9 miles where Lot 1 is clearly marked on the right with a Greenslade Taylor Hunt 'For Sale' board. Lot 2 can be found approximately 0.25 miles further down the road on the right hand side.

WHAT.3. WORDS

Lot 1 - [///yacht.thunder.bracelet](#) (Buildings) or [///currently.mooring.terms](#)

Lot 2 - [///odds.ordeals.blast](#)



Lot 2



Lot 2



Lot 1



Lot 1



Lot 2

VIEWING

During Daylight Hours Only
with Sales Particulars in Hand.

Greenslade Taylor Hunt.

1 High Street, Chard

Somerset, TA20 1QF

Email: farms.chard@gth.net

Tel: 01460 238383 | Ref: CHG250066

GREENSLADE TAYLOR HUNT

www.gth.net



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, 1 High Street, Chard, Somerset, TA20 1QF** or by email to farms.chard@gth.net by 12.00 noon on Tuesday 20th January 2026. Envelopes must be sealed and marked 'Tender for Land & Buildings at South Hill'.
2. Offers received after the deadline will be recorded and reported to the Vendor, subject to the Vendors' instructions they may be excluded from the tender process.
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 parties interested are invited to submit their best offers, it is in their interest to provide all the necessary information available in their offer to assist the Vendor's in making their decision.
9. Offers must clearly state:
 - 9.1 The lot the offer relates.
 - 9.2 The name(s) and address(es) of the party(ies) making the offer.
 - 9.3 To comply with the Anti-Money Laundering Regulations, each prospective purchaser must provide a copy of their photographic ID (passport or driver's licence) and a separate proof of address document (utility bill or bank statement) that is no more than three months old.
 - 9.4 The firm, name and address of his/her solicitor.
 - 9.5 Any conditions.
 - 9.6 Investigations you have already carried out.
 - 9.7 Confirmation of financial arrangements. If an offer is subject to the sale of another property, please clarify the current status of the sale and the contact details of your agent.
 - 9.8 Once a sale has been agreed the Vendor's agent will issue a memorandum of sale to the parties and solicitors. Unless negotiated, we expect the successful purchaser will be able to proceed to the exchange of contracts within four weeks of receipt of the sale documents from the Vendor's solicitors. Please state exchange and completion timescales.
10. Once we have received instructions from the Vendors, all those who have submitted offers will be notified of the outcome.

‘TENDER FOR LAND & BUILDINGS AT SOUTH HILL’
Extending to approximately 41.68 acres (16.87 hectares)

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

Lots 1 & 2 (As a Whole) – 41.68 Acres (16.87 Hectares)

Price: £.....

In words.....pounds.

Lot 1 – 19.99 Acres (8.09 Hectares)

Price: £.....

In words.....pounds.

Lot 2 – 21.69 Acres (8.78 Hectares)

Price: £.....

In words.....pounds.

Terms & Conditions:

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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 width of the page. There are no margins, text, or other markings on the paper.

Applicant: Please find below my/our details:

Name	
Address	
Postcode	
Daytime ☎	
Email	

Applicant: Please find below my/our details:

Name	
Address	
Postcode	
Daytime ☎	
Email	

Solicitor: Please find below their details:

Solicitor - Firm	
Name	
Address	
Postcode	
Daytime ☎	
Email	

Confirmation of finance

Please supply proof that sufficient finance and/or cash is immediately available to complete the purchase (copy of bank statement or letter from accountant) OR provide details of Financial referee ie. bank manager and contact details. Please provide financial arrangements below:

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.....

.....

Name	
Address	
Postcode	
Daytime ☎	
Email	

Signed.....

Name (BLOCK CAPITALS)

Dated.....

Signed.....

Name (BLOCK CAPITALS)

Dated

Offers for this property are to be submitted for the attention of – **Professional, Agricultural & Farm Agency, Greenslade Taylor Hunt, 1 High Street, Chard, Somerset, TA20 1QF by post or email to farms.chard@gth.net no later than Tuesday 20th January 2026 at 12 noon.**

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

