

gth



Land at Fivehead, Taunton, Somerset

# 11.75 acres (4.75 ha) of productive pasture land at Fivehead, Taunton, Somerset, TA3 6QJ

For sale as a whole by Informal Tender

All tenders to be submitted in writing by 12 noon on  
Friday 11th September 2026 to Langport Agricultural  
Office.

Freehold Guide Price: £140,000

## SITUATION

The land is located approximately 1.2 miles to the south of the village of Fivehead and approximately 1.3 miles east of the village of Curry Mallet in South Somerset. The nearby market town of Langport offers a range of independent shops and recreational facilities together with a local Friday market.

## DESCRIPTION

The land comprises approximately 11.75 acres (4.75 ha) of productive pasture, divided into three principal enclosures, each inter-connecting. The boundaries are predominantly formed by mature hedgerows and ditches, with direct access available from the public highway to the south via a gateway. The land is classified as being Grade 3 on the Agricultural Land Classification Maps and has been utilised for the cutting of forage. Whilst presently laid to pasture, the land is productive in nature and is considered suitable for arable cultivation.

Please refer to the attached site plan with the land shaded red for identification purposes.

## TENURE

The land is of freehold with vacant possession available upon completion of the purchase.

## AGRI - ENVIRONMENTAL LAND SCHEMES

We understand that the land is not subject to any environmental based



scheme. As a result, prospective purchasers are free to enter the land into a scheme as and when they are available.

## WHAT.3.WORDS

For the exact location download the app and enter;  
///tripling.fortress.plan

## FLOOD ZONE

According to information from the Environment Agency, the land is not designated as being in an area at risk of flooding from Rivers/Sea and Surface Water.

## OUTGOINGS, RIGHTS OF WAY AND EASEMENTS

We are not aware of any public footpaths or public rights of way affecting the land. The property is sold as far as required by the vendor and will be conveyed subject to all rights of way, easements and way leaves of telegraphs poles, drains and wires, electric pylons and 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).

## LOCAL AUTHORITY

Somerset Council

## SERVICES

We are not aware of any mains services connected to the land.

## METHOD OF SALE

The land is offered for sale by Informal Tender (unless sold prior).

Application forms must be completed in full and returned with any supporting documentation by **12 noon on Friday 11th September 2026** to FAO: Gemma Bluck, Greenslade Taylor Hunt, The Shopping Parade, Langport, Somerset, TA10 9PG marked “**Land at Fivehead**” or by email to [gemma.bluck@gth.net](mailto:gemma.bluck@gth.net)

### VIEWINGS

The land can be viewed on foot at any reasonable time with a copy of these particulars in hand. Please observe the country code and ensure all gates are closed.

### DESIGNATIONS

The land does not fall within a Nitrate Vulnerable Zone. We are not aware of any designations affecting the land.

### SPORTING AND MINERAL RIGHTS

The Sporting and Mineral rights are included within the sale.

### NOTICE FOR GUIDANCE FOR PROSPECTIVE PURCHASERS

All prospective purchasers must satisfy themselves by inspection or otherwise the accuracy of the statements contained within these particulars.

### COVENANTS AND RESTRICTIONS

There are no covenants attached to the sale of the land.

### 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, personal injury or claim for compensation that may occur when interested parties are visiting the property. A working farm is a 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.

### IMPORTANT NOTICE

Greenslade Taylor Hunt and their clients give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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. If there are points which are of particular importance to you please contact the office prior to viewing the property. All measurements are approximate.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard

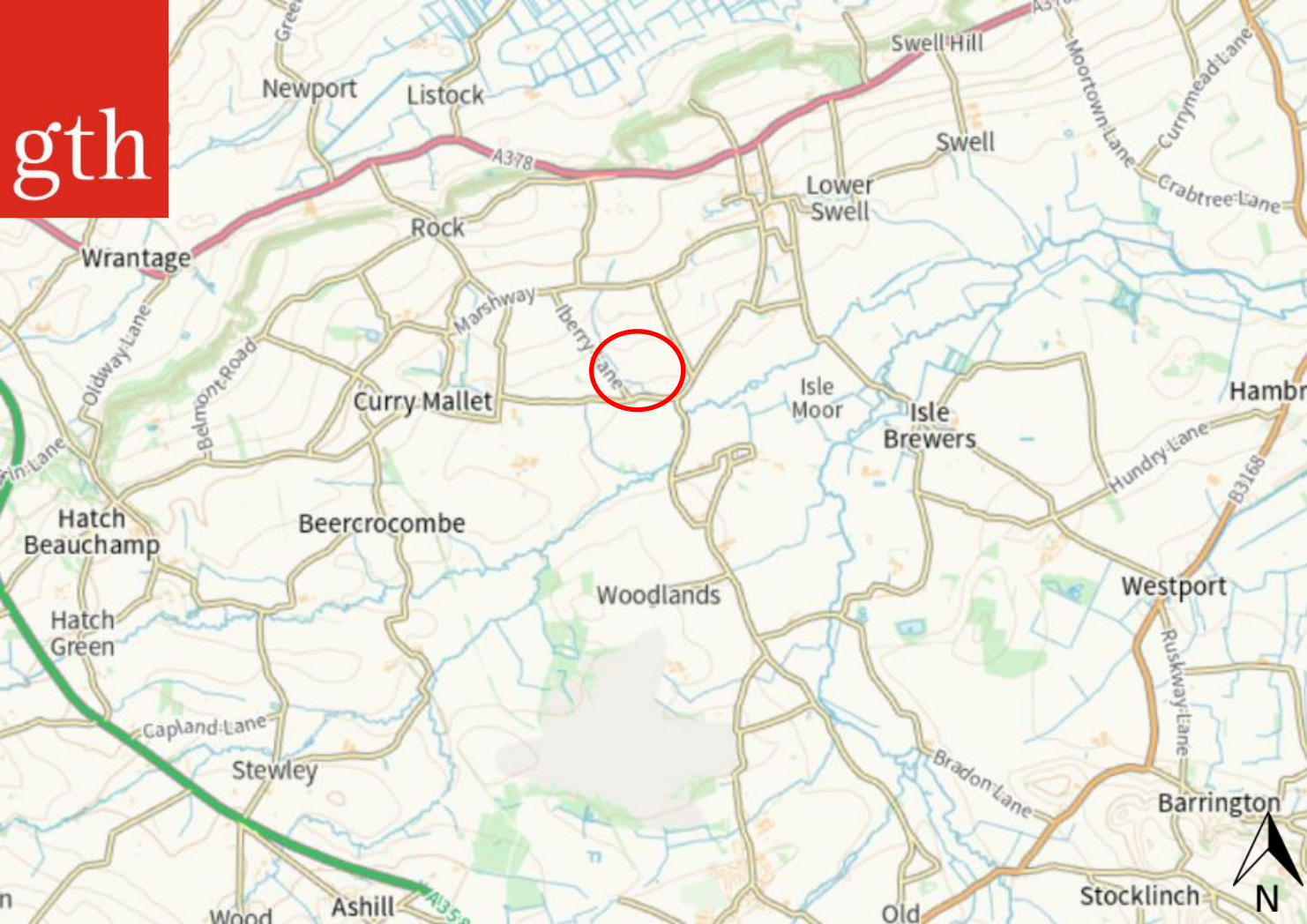
### Consumer Protection Regulations

While 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.





gth



## VIEWING

The land may be viewed at any reasonable time and on foot only with these particulars in hand.

Greenslade Taylor Hunt

The Shopping Parade, Langport, TA10 9PG

Email: [farms.langport@gth.net](mailto:farms.langport@gth.net)

Tel: 01458 250589 | Ref:





# FORM OF TENDER

## LAND AT FIVEHEAD, TAUNTON, SOMERSET

1. Any person desiring to purchase the land described in the particulars shall complete and sign this Form of Tender and submit it to **FAO: Gemma Bluck, Greenslade Taylor Hunt, The Shopping Parade, Langport, TA10 9PG** by **12.00 noon on Friday 11<sup>th</sup> September 2026**. Envelopes must be sealed and marked '**Land at Fivehead**' or email to [gemma.bluck@gth.net](mailto:gemma.bluck@gth.net)
2. The Vendor does not undertake to accept the highest or any Offer.
3. A tender once given shall not be withdrawn and all offers will be treated in the strictest of confidence.
4. 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.
5. All offers and any agreed sale are subject to contract.
6. All those interested are invited to submit their best offers for the lot 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.
7. Tender forms must clearly state:
  - i. The offer
  - ii. The name(s) and address(s) of the party(ies) making the offer
  - iii. The name and address of his/her solicitor
  - iv. 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.
  - v. 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.
8. All those who have submitted offers will be notified of the outcome as soon as possible, once we have instructions.
9. 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



I/We the undersigned hereby offer to purchase the following lot(s) of land as described in the particulars for the sum of:

**11.75 acres (4.75 ha) of Land at Fivehead, Taunton, Somerset**

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

Price: £ .....

In words: .....

Terms & Conditions: .....

.....

.....

DATED this                      day of                                              2026

This offer is subject to contract, and I/We agree that in the event of this offer being accepted, we shall sign a contract and be in a position to exchange and complete

SIGNED \_\_\_\_\_

NAME (in block capitals) \_\_\_\_\_

ADDRESS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

POST CODE \_\_\_\_\_

TEL NO \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

In the event of my/our offer being accepted, my/our Solicitor will be:

NAME OF FIRM

---

FOR THE ATTENTION OF

---

ADDRESS

---

---

---

TEL NO

---

EMAIL ADDRESS

---

#### 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 i.e.. bank manager and contact details:

CONTACT NAME

---

BANK

---

ADDRESS

---

---

---

TEL NO

---

EMAIL ADDRESS

---

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

