

Land at Wick, Langport, Somerset

18.86 acres (7.63ha) of permanent pasture land at Wick, Langport, Somerset

For sale as a whole or in two lots by Informal Tender

All tenders to be submitted in writing by 12 noon on Friday 4th September 2026 to Langport Agricultural Office.

Freehold Guide Prices:

Lot 1 (2.75 acres) - £15,000

Lot 2 (16.11 acres) - £85,000

As a whole (18.86 acres) - £100,000



SITUATION

The land is located within the hamlet of Wick, approximately 2 miles from both the market town of Langport and the village of Curry Rivel, situated to the south east and south west respectively. Langport offers a range of independent shops and recreational facilities together with a local Friday market.

DESCRIPTION

The land extends, in total, to approximately 18.86 acres (7.63 ha), of level lying permanent pasture. The land is classified as being Grade 4 on the Agricultural Land Classification Maps and is currently utilised for the grazing of cattle. The land is contained within ditch boundaries with the benefit of natural watering throughout.

Please refer to the attached site plan with Lot 1 shaded red and Lot 2 shaded yellow.

LOT 1 - 2.75 ACRES (1.11 HA) SOUTH OF WICKMOOR

Lot 1 extends to approximately 2.75 acres (1.11 ha) and comprises a single enclosure of permanent pasture. Access is taken directly from Wickmoor to the north via a gateway. There is also an internal field gateway along the western boundary into Lot 2.

LOT 2 - 16.11 ACRES (6.52 HA) SOUTH OF WICKMOOR

Lot 2 extends to approximately 16.11 acres (6.52 ha) and comprises three enclosures of permanent pasture. Access is directly from Wickmoor to the north via a gateway. Each parcel is interconnecting via internal field gateways.

TENURE

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

AGRI - ENVIRONMENTAL LAND SCHEMES

We understand the land is contained within a Countryside Stewardship Mid-Tier agreement and are subject to option GS2. The prospective purchaser(s) will be required to take over the relevant part of the agreement up until the expiry date. More information from the selling agents.

WHAT.3.WORDS

For the exact location download the app and enter;
///nicknames.trip.players

FLOOD ZONE

According to information from the Environment Agency, the land is designated at 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

The land benefits from natural watering throughout. 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 4th September 2026** to FAO: Tom Mellor, Greenslade Taylor Hunt, The Shopping Parade, Langport, Somerset, TA10 9PG marked **"Land at Wick"** or by email to tom.mellor@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.



LOT 1

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.

Land at Wick, Langport, Somerset

For Sale by Informal Tender



Produced on Land App, Jul 10, 2026.

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50 m

Scale 1:3000 (at A4)

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VIEWING

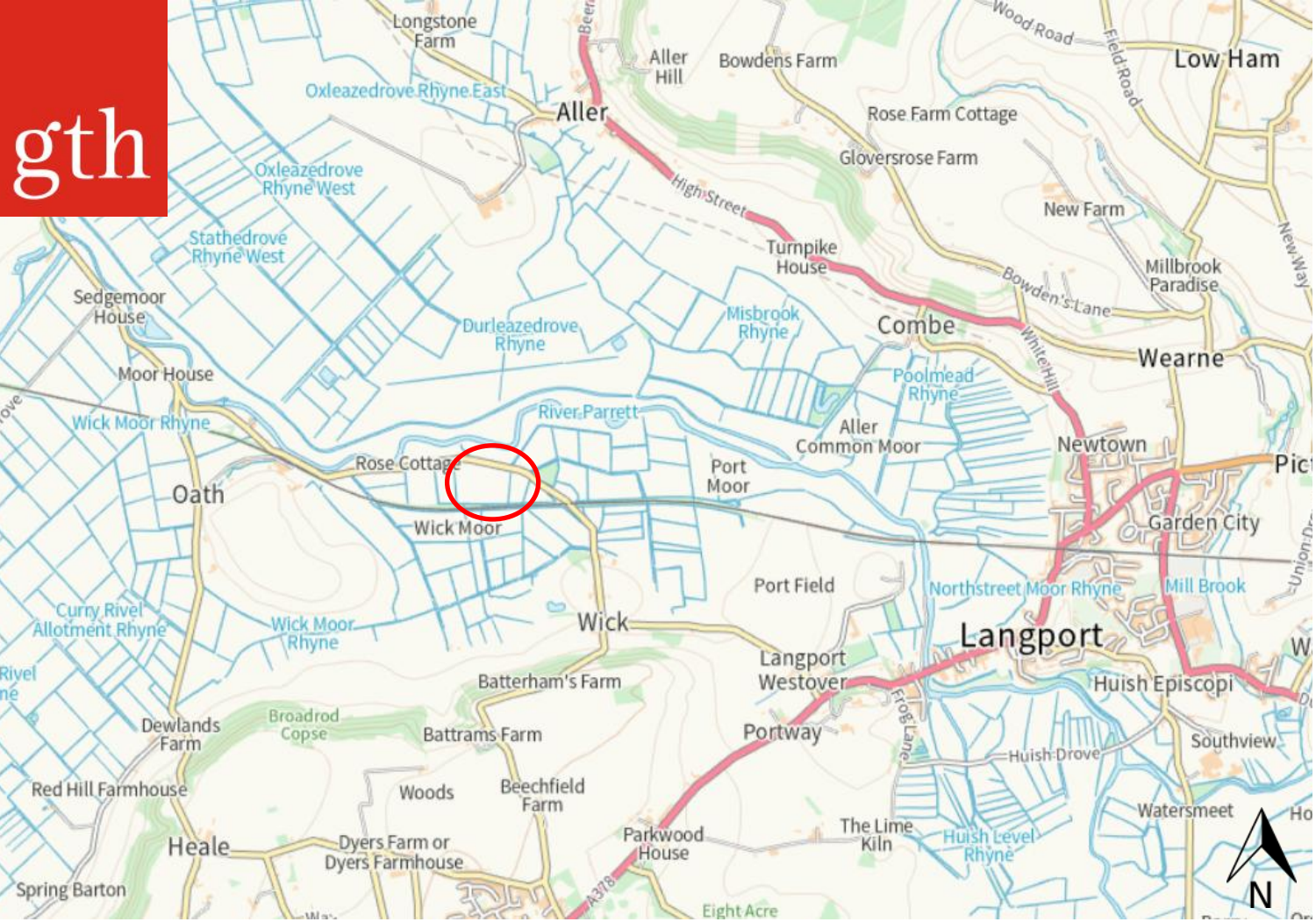
The land may be viewed at any reasonable time and on foot only with these particulars in hand.

Greenslade Taylor Hunt

The Shopping Parade, Langport, TA10 9PG

Email: farms.langport@gth.net

Tel: 01458 250589 | Ref:





LOT 2



LOT 2



INTERNAL GATEWAY INTO LOT 1



LOT 2

FORM OF TENDER

LAND AT WICK, LANGPORT, SOMERSET, TA10 0NN

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: Tom Mellor, Greenslade Taylor Hunt, The Shopping Parade, Langport, TA10 9PG** by **12.00 noon** on **Friday 4th September 2026**. Envelopes must be sealed and marked '**Land at Wick'** or email to **tom.mellor@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:

LOT 1 – 2.75 acres (1.11 Ha) of Land at Wick, Langport, 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: .....

.....

LOT 2 – 16.11 acres (6.52 Ha) of Land at Wick, Langport, 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: .....

.....

AS A WHOLE - 18.86 acres (7.63 Ha) of Land at Wick, Langport, 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 _____

P.T.O

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

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50 m
Scale 1:3000 (at A4)

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