

LAND OFF WINTERHAY LANE



ILMINSTER, SOMERSET



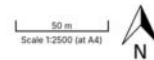
Lot 1



Land off Winterhay Lane, Ilminster



Sale Plan



Lot 1



Lot 1

Land off Winterhay Lane, Ilminster Somerset, TA19 9PL

Ilminster 1 mile; Chard 6.4 miles, Taunton 12.7 miles

A fantastic opportunity to purchase up to 6.23 acres of versatile pasture land in up to two lots, situated in a tranquil rural location in South Somerset.

For Sale by Informal Tender (unless previously sold) in up to two lots. All Tenders to be submitted by 12 noon on Tuesday 8th September 2026.

Lot 1 Freehold Guide Price: £50,000

Lot 2 Freehold Guide Price: £40,000

DESCRIPTION

The Land off Winterhay Lane comprises two attractive enclosures of well maintained level and sloping pasture land and extends in total to approximately 6.23 acres (2.52 hectares) both benefitting from access directly off Winterhay Lane. The land lends itself to being sold into two individual lots and is further described below.

Lot 1 - 4.51 acres (shaded pink in the attached plan)

An exciting opportunity to acquire a single enclosure of level lying permanent pasture extending in total to approximately 4.51 acres (1.83 hectares). This land parcel is enclosed by mature hedgerows with hedgerow trees and stock proof fencing in part. The access to the land are currently being clarified. For further information, please contact the selling agents. This land parcel benefits from a mains water supply. We understand that the land is classified as being Grade III on the Provisional Agricultural Land Classification.

Lot 2 - 1.72 acres (shaded blue in the attached plan)

An attractive opportunity to secure a single enclosure of level to gently sloping permanent pasture and extends in total to approximately 1.72 acres (0.70 hectares). The land parcel is enclosed by mature hedgerows and stock proof fencing in part. The land benefits from direct road access off the public highway known as Winterhay Lane onto a well maintained (unowned) track leading past neighbouring residential dwellings. We understand that the land is

classified as being Grade III on the Provisional Agricultural Land Classification. We further understand that the land is subject to a right of access from the gate to the rear of the neighbouring property.

SITUATION

The land off Winterhay Lane is situated in a sought after rural setting within the quaint county town of Ilminster, in Somerset. The property occupies a convenient position approximately 1 mile north-west of the centre of Ilminster, offering a comprehensive range of services and amenities, including a supermarket, independent shops, pubs and leisure opportunities. The property further benefits from excellent road connectivity, with the B3168 located approximately 0.25 miles to the south providing direct access to Southfields Roundabout to the west, connecting directly to both the A303 and A358. The property therefore enjoys convenient links to the surrounding towns of Chard and Taunton, which offer a more extensive range of amenities, including supermarkets, schools, healthcare facilities and leisure opportunities.

TENURE

The property is being sold subject to a grazing licence until 31st October 2026 and is of freehold tenure and is being sold with vacant possession once the licence ends.

AGRI-ENVIRONMENTAL SCHEMES

Not applicable to subject property.

DESIGNATIONS

The land is not subject to any designations.

METHOD OF SALE

The Land off Winterhay Lane 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 office (1 High Street, Chard, Somerset, TA20 1QF) by 12 noon on Tuesday 8th September 2026.

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

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

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.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights, insofar as they are owned, are included in the sale.

OUTGOINGS, RIGHTS OF WAY & EASEMENTS

We understand Lot 2 is subject to a right of access running from the gateway to the neighbouring property.

We understand that the mains sewer runs beneath Lot 1 and the land is being sold subject to the easement in place in respect of this.

SERVICES & OUTGOINGS

We understand that Lot 1 benefits from a mains water supply. We further understand that Lot 2 does not benefit from any services.

Please note in Lot 2 there is a disused well located within the copse on the north-western boundary of the property.

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 a hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing the land. All potential purchasers are asked to observe the country code.

DEVELOPMENT CLAWBACK

The land will be sold subject to the terms of a development clawback with an 20% uplift in value for any non-agricultural change of use, for a period of 25 years (which for avoidance of doubt excludes equestrian use).

DIRECTIONS

Lot 1: To find Lot 1 from the Southfields Roundabout (also known as Horton Cross) head east towards Ilminster along the B3168. Proceed on this road for approximately 0.55 miles before taking the second



exit at the roundabout onto Station Road. Continue on Station Road for approximately 130m before taking a left onto Winterhay Lane. Continue on this road for approximately 0.30 miles before you will see Lot 1 located on your right, easily identifiable, clearly marked with a Greenslade Taylor Hunt 'For Sale' board.

Lot 2: To reach Lot 2 from Lot 1, travel south for approximately 115m before turning left. After a further 125m, turn right onto a well-maintained track, you will see Lot 2 located ahead of you, easily identifiable, clearly marked with a Greenslade Taylor Hunt 'For Sale' board.

WHAT.3.WORDS

Lot 1: ///DRAWN.SCOPING.VIDEOS

Lot 2: ///BRIGHT.CELLO.ARRANGER

ADDITIONAL INFORMATION

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

Planning Permission: We understand from the Somerset LPA that the land doesn't benefit from any planning permission and any changes in use would need to benefit from the necessary consents (STP).



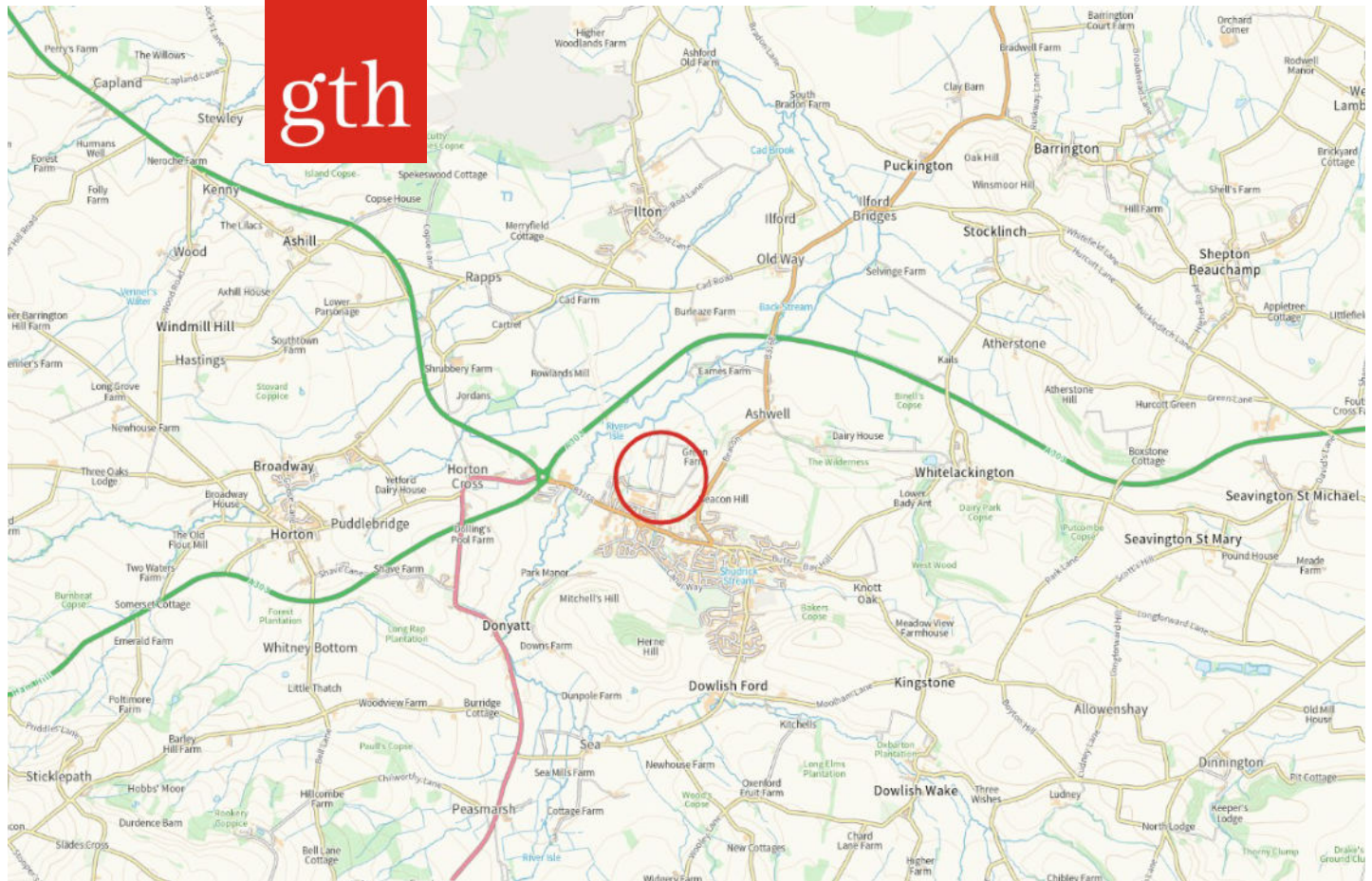
Lot 2



Lot 2



Lot 2



Lot 2

gth

VIEWING

During daylight hours only with the Sales

Particulars in hand

Greenslade Taylor Hunt.

1 High Street, Chard

Somerset, TA20 1QF

Email: farms.chard@gth.net

Tel: 01460 238383 | Ref: CHG260001

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 by 12.00 noon on Tuesday 8th September 2026, sealed and marked offers for 'Land off Winterhay Lane, Ilminster'.**
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 and provide:
 - 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. A letter from the solicitor or the completion statement.
 - 9.8 Source of funds. Further details can be found attached to this Tender Form.
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.



'TENDER FOR LAND OFF WINTERHAY LANE, ILMINSTER

Extending to approximately 6.23 acres (2.53 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) – 6.23 Acres (approximately 2.53 Hectares)
Guide Price - £90,000

Price: £.....

In words.....pounds.

Lot 1 – 4.51 Acres (approximately 1.83 Hectares)
Guide Price - £50,000

Price: £.....

In words.....pounds.

Lot 2 – 1.72 Acres (approximately 0.70 Hectares)
Guide Price - £40,000

Price: £.....

In words.....pounds.

Terms & Conditions:

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Please provide proposed plans for the Property:

This image shows a full page of white paper with horizontal dotted lines, typical of primary school writing 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.

Please confirm your purchase position (cash, finance):

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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	

Have you attached Proof of Funds:

YES	NO
☐	☐

Have you attached Source of Funds:

YES	NO
☐	☐

(See details on last page)

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	



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 8th September 2026 at 12 noon.

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

Source of Funding	Examples of Documentary Evidence Required
Purchaser's Sale	• A letter from the solicitor who acted on the sale or a completion statement and copy of the contract from the solicitor who acted on the sale; and • A bank statement evidencing the receipt of the sale monies
Savings	• A bank and / or building society statement(s) showing the accumulation of the savings; and • Any other documentation which shows the source of the savings and their accumulation over the period which they have accrued (pay slips, etc)
Inheritance	• A copy of the deceased's will; or • A letter of distribution from the solicitor and / or executor or a letter confirming the sum to be received; or • A copy of the grant of probate; and • A copy of the purchaser's bank statement showing receipt of the monies.
Sale of shares or other investments	• A statement from the purchaser's investment provider; or • A copy of the purchaser's portfolio from their financial advisor; • Evidence of how the purchaser accumulated these shares; and • A bank statement evidencing the receipt of the sale monies
Divorce	• A copy of the court order/judicial separation agreement; and • Evidence of the Source of Funds from the solicitor who the purchaser dealt with; and • A copy of a bank statement evidencing receipt of these monies
Insurance Claim	• A settlement letter from the insurance provider; and • A copy of the purchaser's bank statement showing that they have received the monies
Turnover/trading revenues	• Copies of the accounts for the period over which the relevant funds have been acquired and evidence of the monies in the company account
Directors/partner loans to the business	• A copy of the loan agreement, board minutes and accounts for the period over which the relevant funds have been acquired
Dividends or profits from company	• The latest audited company accounts/dividend statement for the period over which the relevant funds have been acquired; and • A copy of the purchaser's bank statement showing receipt of the monies.
Third party gift or loan	• A letter from the person gifting / loaning the monies confirming the amount of the gift / loan; and • We will need to obtain evidence of their identity and confirmation of how they accrued these funds.