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Land at Combe Dingle Farm Combe St Nicholas, Chard, Somerset gth.net

Land at Combe Dingle Farm Combe St Nicholas, Chard, Somerset, TA20 3HN

An accessible parcel of versatile agricultural land overlooking the Taunton Vale and beyond in this popular farming district

In all about 33.01 acres (13.36 hectares)

As a whole or in up to three lots

For Sale by Informal Tender

(unless previously sold)

All Tenders to be submitted by

Friday 19 September 2025

at 12 noon

Freehold Guide Price

As a whole £360,000



DESCRIPTION

The sale of this land affords prospective purchasers a rare opportunity to acquire an extremely useful parcel of versatile land in the popular farming district. The land is situated in a renowned agricultural area and enjoys an attractive yet extremely accessible rural position, enclosed within natural hedgerow boundaries. The quality of this land combined with its location makes it an attractive property package.

In total the land extends to about 33.01 acres (13.36 Ha) and is offered for sale by informal tender as a whole or in up to three lots as shown on the accompanying plan.

SITUATION

The land occupies an outstanding rural position within this sought after South Somerset area, designated as being within the Blackdown Hills National Landscape (formerly known as Area of Outstanding Natural Beauty), and widely regarded as some of the most attractive countryside in the county. The land enjoys a delightful setting approximately 1 mile to the north of the village of Combe St Nicholas which provides a thriving local community.

The town of Chard offers a good range of everyday shopping services lying approximately 3.9 miles to the south east whilst the Somerset County Town of Taunton lies approximately 10.4 miles to the north west affording an extensive range of commercial, educational and recreational facilities befitting those of an important regional and administrative centre, together with a wide range of primary, secondary education facilities.

Despite its rural position the property enjoys easy access to the surrounding districts and further afield with access to the A303 available approximately 0.90 miles to the north west.

Lot 1—8.46 acres of arable—Guide Price £95,000

A single arable enclosure with direct access off Cut Tongue Lane. Lot 1 is shown shaded pink on the accompanying plan and extends in total to approximately 8.46 acres.

Lot 2—10.27 acres of pasture—Guide Price £115,000

Situated to the east of lot 1 this comprises a single pasture enclosure with an area of hardstanding adjoining the entrance. The vendor submitted a notification of intent to erect an agricultural building (18.28m x 9.14m) to store straw, fodder, agricultural machinery and equipment and has received confirmation from SSDC in December 2024 that prior approval is not required. (24/02837/AGN). Further details are available from the selling agents.

Lot 2 is shown shaded green on the accompanying plan and extends in total to approximately 10.27 acres.

Lot 3—14.28 acres of pasture—Guide Price £150,000

Three pasture enclosures with road frontage along the southern boundary. Lot 3 is shown shaded blue on the accompanying plan and extends in total to approximately 14.28 acres.

DESIGNATIONS

The land is situated on the far eastern periphery of the Blackdown Hills National Landscape (formerly known as an Area of Outstanding Natural Beauty).

SERVICES

Metred mains water is available to Lots 2 & 3 although there are no troughs so connection is required. Lot 1 is not connected to water. Prospective purchasers should make their own enquiries with regards to the availability of any services in the locality.

BASIC PAYMENT SCHEME & COUNTRYSIDE STREWARDSHIP

The land is being sold without any de-linked payments. The land is also understood to be subject to a Countryside Stewardship Agreement which expires on 31 December 2025. Purchasers will be required to farm in accordance with agreement until it expires.

RIGHTS OF WAY, EASEMENTS, ETC

A public footpath is understood to cross Lot 3. The property is sold, and as far as required by the vendor, will be conveyed, subject to all rights of way, easements, and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles 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) and to the Town and Country Planning Scheme affecting the same.

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.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution Notice, which may be or may come to be in force and also subject to any statutory provision or by-laws without any obligation on the part of the vendor to specify them.

TENURE

The land is of Freehold tenure offering vacant possession at the completion of the sale.

LOTTING

It is intended that the property will be offered as a whole or in up to 3 lots and as described within these particulars. 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, in lots or as purchasers see fit for their own purposes. If you are submitting a tender for the property different to the proposed lotting please attach a plan clearly marking the area to which the offer applies.

LOCAL AUTHORITY

South Somerset District Council. Tel: 01935 462462

METHOD OF SALE

The land is offered for sale by Informal Tender with tenders to be received in writing on the attached form of Tender, which should arrive at the Agents’ offices at 1 High Street, Chard, Somerset, TA20 1QF by 12 noon on 19 September 2025 in a sealed envelope clearly marked ‘Tender for Land At Combe Dingle Farm’. Any tenders received will be subject to contract and the vendors are not obliged to accept the highest nor any other offer.

SALES PRIOR

It is possible that properties may be withdrawn/sold prior to the tender date. It is advisable for interested parties 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.

VIEWING

The land can be viewed at any reasonable time whilst in possession of the sales particulars having first notified the selling agents and it is at the prospective purchasers own risk. All applicants are asked to respect the Country Code and close all gates.

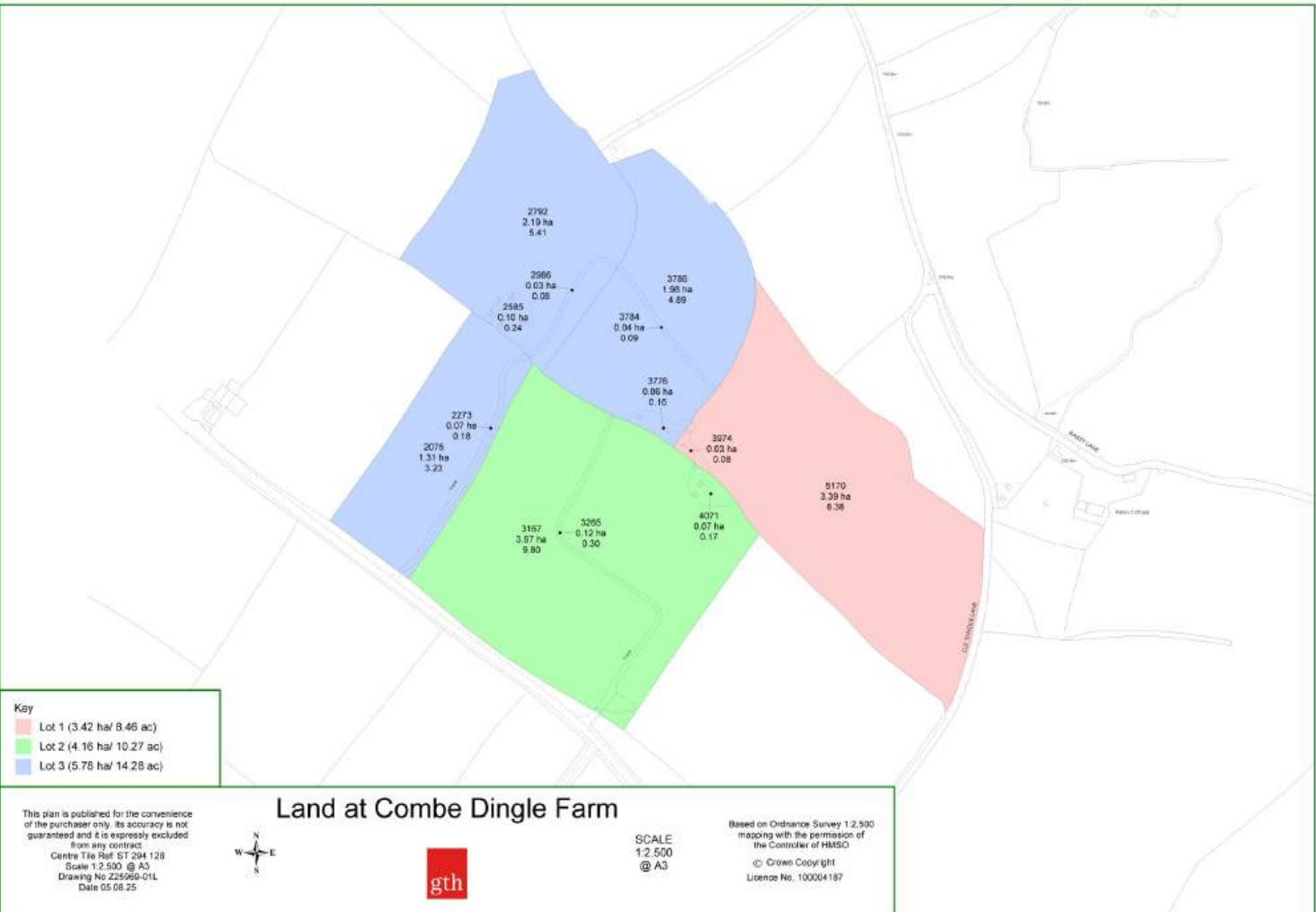
DIRECTIONS

What3words:

Lot 1 – lends.resources.unhappy

Lot 2— throw.dairies.vibrating

Lot 3— quaking.deck.implanted



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Greenslade
Taylor Hunt



Agents Details

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