



Buildings and Land at Lower Road Horsington, Templecombe, Somerset, BA8 0BW  
To Let by Tender. A range of Traditional and Modern Farm Buildings and 109.19 acres (44.19 ha.)  
Available in 2 Lots.





## Buildings and Land at Lower Road Horsington, Templecombe, Somerset, BA8 0BW

- Land and buildings extending to approximately 109 acres
- Available as 2 Lots:
  - LOT 1 – Buildings and 9.04 acres
  - LOT 2 – 98.68 acres
- Offered on an initial 6-year Farm Business Tenancy
- TENDER CLOSING DATE:  
12 noon on Monday 12<sup>th</sup> April 2021

### Viewing

Strictly by appointment with the Sturminster  
Newton Agricultural Department on 01258 472244





## Introduction

The buildings and land at Lower Road, Horsington are marketed to let on a Farm Business Tenancy Agreement as two lots. Both will be available to occupy on an initial term of 6 years commencing 30<sup>th</sup> April 2021.

The buildings and land offer local farmers a superb opportunity to expand their current farming enterprise by acquiring a large-sized block of arable and grazing land.

The holding is offered in two lots:

- **LOT 1** - A mixture of traditional and modern farm buildings with approximately 9.04 acres of land (4.26 ha.)
- **LOT 2** - A block of productive arable and pasture land extending to approximately 98.68 acres (39.93 ha.)

## Situation

The Buildings and Land at Lower Road are situated approximately 4 miles to the south-west of Wincanton, within close proximity to the village of Horsington.

## Directions

From the A303 Wincanton junction follow signs for the A371 (Castle Cary/Shepton Mallet) for two roundabouts. At the third roundabout take the first exit for the A357 (Holton/Blandford) and proceed on this road for approximately 1.9 miles. Turn left onto Behind Hayes Lane and then right onto Lower road. The farm buildings are on the left after Horsington Church School.

## Buildings

A mixture of both traditional and modern agricultural buildings are included within Lot 1. These include:

- 2x Livestock buildings with feed barriers - 9.4m x 18.6m & 20.9m x 18.6m (31' x 61' & 68' x 61')
- Machinery Store - 17.7m x 14m (58' x 46')
- Umbrella building currently used for straw storage - 5.5m x 13.2m (18' x 43')
- A traditional Milking parlour - 18.3m x 5.1m (60' x 17')
- Silage Pad – **only wrapped bale silage to be stored.**
- Livestock shed - 11.0m x 23.7m (36' x 78')

## The Land

A mixture of slowly permeable, seasonally wet loamy and clayey soils make this land most suited to grass production for dairying

or beef. Slightly acidic but base-rich the land is also suitable for cereal growing and is classified as Grade 3.

## Tenancy

The buildings and land will be let on a full repairing and insuring agreement, reflective of the photographic schedule of condition. There will be a standard 3 yearly Rent Review Clause. Here will be no ingoing valuation and the land is to be left in pasture on termination

## Basic Payment Schemes and Stewardship Schemes

Basic Payment Scheme entitlements will be transferred to the tenant for the duration of the tenancy. These will be returned to the Landlord upon termination.

## Schedule of Condition

A photographic schedule of condition will be undertaken prior to the tenancy commencing.

## Sporting Rights

All sporting rights are reserved by the landlord.

## Additional Information

The tenant will not be permitted to assign, underlet or part with possession of the whole property or any part of the interest.

The Tenant shall make a contribution of £500.00 plus VAT toward the approval and completion of the Farm Business Tenancy (FBT) and the transfer of the BPS Entitlements. The tenant shall be responsible for submitting the Stamp Duty Land Tax return and for the payment of any Stamp Duty Land Tax in respect of the FBT if chargeable.

## Tender

Tenders are to be submitted on the approved form and are to arrive no later than 12 noon on Monday 12<sup>th</sup> April 2021 at the offices of Symonds & Sampson, Agriculture House, Market Place, Sturminster Newton, Dorset DT10 1AR. The envelope should be marked "Buildings and Land at Lower Road Tender" or emailed to [edyke@symondsandsampson.co.uk](mailto:edyke@symondsandsampson.co.uk) with "Buildings and Land at Lower Road" as the subject.

## Viewings

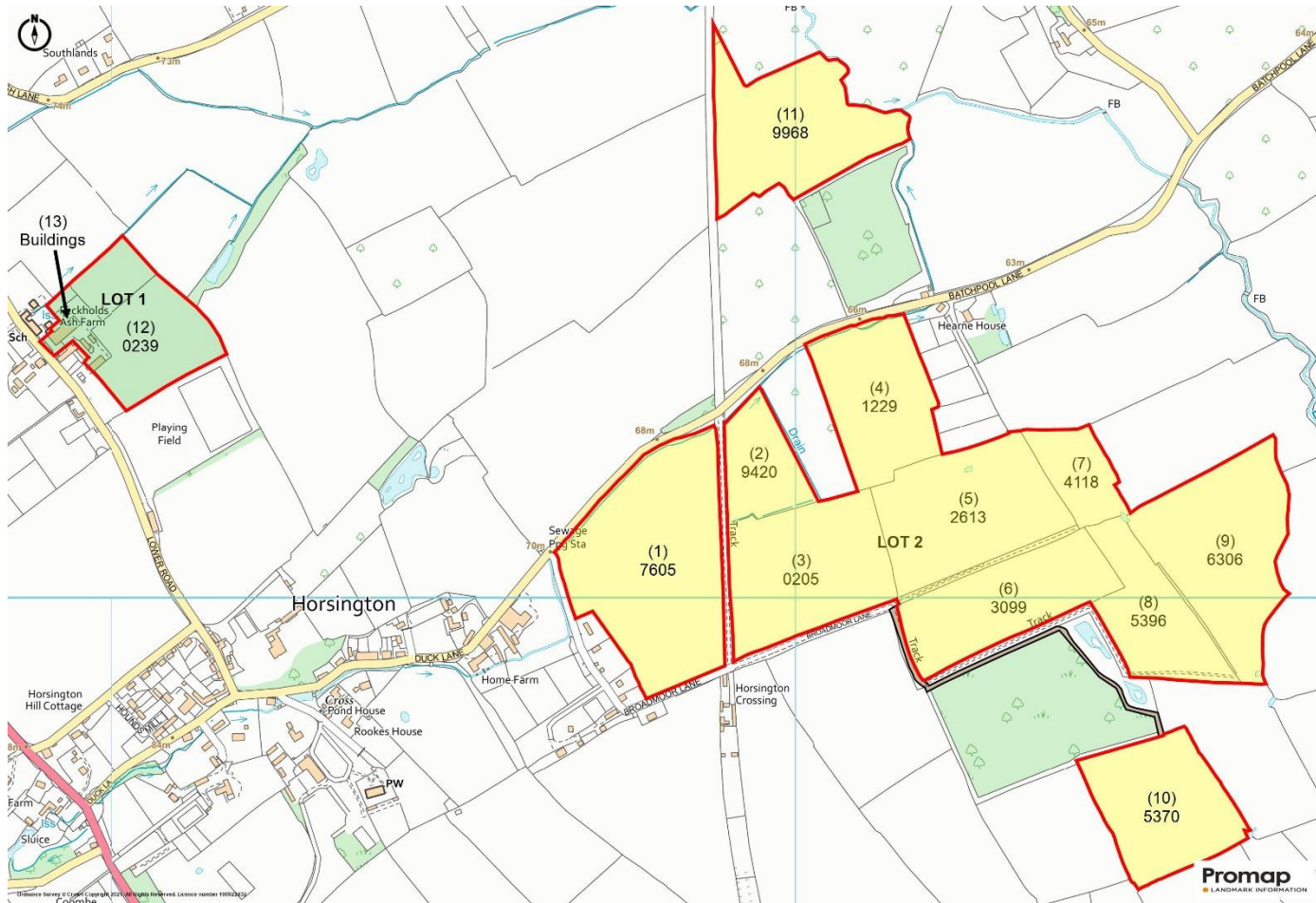
Viewings strictly by appointment with the agents.

## Contact

Edward Dyke or his assistant Ollie Spearman Tel: **01258 472244**



## Schedule of Land



Plan Number	Field Number	Use	Total (ac)	Total (ha)
<b>LOT 1</b>				
12	0239	A	9.04	3.66
13	Buildings		1.47	0.60
<b>SUB TOTAL</b>			<b>10.51</b>	<b>4.26</b>
<b>LOT 2</b>				
1	7605	A	16.14	6.53
2	9420	PP	4.13	1.67
3	0205	P/A	10.40	4.21
4	1229	P/A	8.08	3.27
5	2613	P/A	11.12	4.50
6	3099	PP	8.38	3.39
7	4118	PP	3.29	1.33
8	5396	PP	6.50	2.63
9	6306	PP	11.49	4.65
10	5370	P/A	8.57	3.47
11	9968	PP	10.58	4.28
<b>SUB TOTAL</b>			<b>98.68</b>	<b>39.93</b>
<b>TOTAL AREA</b>			<b>109.19</b>	<b>44.19</b>

01258 472244

Symonds & Sampson LLP  
Agriculture House, Market Place, Sturminster Newton, Dorset, DT10 1AR

sturminster@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

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& Sampson**  
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SURVEYS

VALUATIONS

PLANNING

LETTINGS

# TENDER FORM

LAND AT HORSINGTON, TEMPLECOMBE  
Available in two lots.



To be received by **12 noon on Monday 12<sup>th</sup> April 2021**  
in an envelope marked  
"Attention Edward Dyke  
Tender – Land at Horsington"  
at Symonds & Sampson, Market Place, Sturminster Newton DT10 1DU  
or by email: [edyke@symondssandsampson.co.uk](mailto:edyke@symondssandsampson.co.uk)

Name: .....

Business Name: .....

Address:.....  
.....  
.....

Telephone: .....

Mobile: .....

E-Mail: .....

1. I hereby tender the following sum for Lot 1, the buildings and Land at Horsington extending in total to 4.25 hectares (10.51 acres):-

£..... per annum

2. I hereby tender the following sum for Lot 2, the Land at Horsington extending in total to 39.93 hectares (96.68 acres):-

£..... per annum

3. I confirm that in the event of my offer being accepted, I undertake to enter into, sign and complete a Tenancy Agreement incorporating the terms set out in the Letting Particulars.
4. I accept that no undertaking can be given that the highest or any tender will necessarily be accepted nor will the Landlords accept any responsibility for expenses incurred by me in viewing the Lots, taking advice or submitting this tender.

Signed: .....

Date: .....

Please continue below .....

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5. Existing farming arrangements and current farming practices:-

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6. Proposed cropping and stocking:-

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7. Proposed Manure and Fertiliser storage and application

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