

# Clifton Farm

Clifton Maybank • Yeovil • Somerset



Symonds  
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ESTABLISHED 1858





# Clifton Farm

Clifton Maybank, Yeovil, Somerset, BA22 9UZ

Yeovil 4 miles • Sherborne 4 miles • Dorchester 19 miles  
All distances are approximate

A productive ring fenced livestock farm extending to just over 235 acres with a versatile range of modern and traditional farm buildings and farm cottage.

In all 235.77 acres (95.40 ha)

For sale by private treaty as a whole

Sole Agents:

T: 01935 382901

Symonds & Sampson LLP

2 Court Ash, Yeovil

Somerset, BA20 1HG

Contact Rebecca Kaye

rkaye@symondsandsampson.co.uk

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### Situation

Clifton Farm is situated in a picturesque rural location with far reaching views over the unspoilt rolling countryside. Nearby Bradford Abbas has a public house, village store and coffee shop. The farm lies between the towns of Yeovil and Sherborne with an excellent range of shopping, educational and recreational facilities together with a mainline rail link to London Waterloo. The A303 is within 9 miles providing excellent links to London and the South East. The area boasts excellent walking and riding in the surrounding countryside and the area is renowned for its excellent public schools.

### The Property

This family farm has been run as a dairy unit and affords prospective purchasers the opportunity to acquire a versatile and productive ring fenced unit. Clifton Farm Cottage was originally two cottages and now provides generous living accommodation and a large private garden with four/five bedrooms. The cottage is situated to the north of the farm buildings and is constructed of brick with rendered block walls under a tiled roof. See floor plan for accommodation.

### The Land

Situated in a ring fence, the land is split into level and undulating parcels of pasture and arable land with good road and track access. The land is classified on the Agricultural Land Classification Map as predominately Grade 3 with some Grade 2 land to the south. It is predominately freely draining lime-rich loamy soils and freely draining slightly acid loamy soils.





### Farm Buildings

A versatile range of modern and traditional buildings which are currently used as dairy buildings. The traditional buildings are constructed of brick or block under tile roof and form a courtyard. The traditional buildings have potential for agricultural, commercial and/or residential use subject to consent. There is a functional range of mainly steel framed modern livestock buildings.

Numbers refer to the block plan:

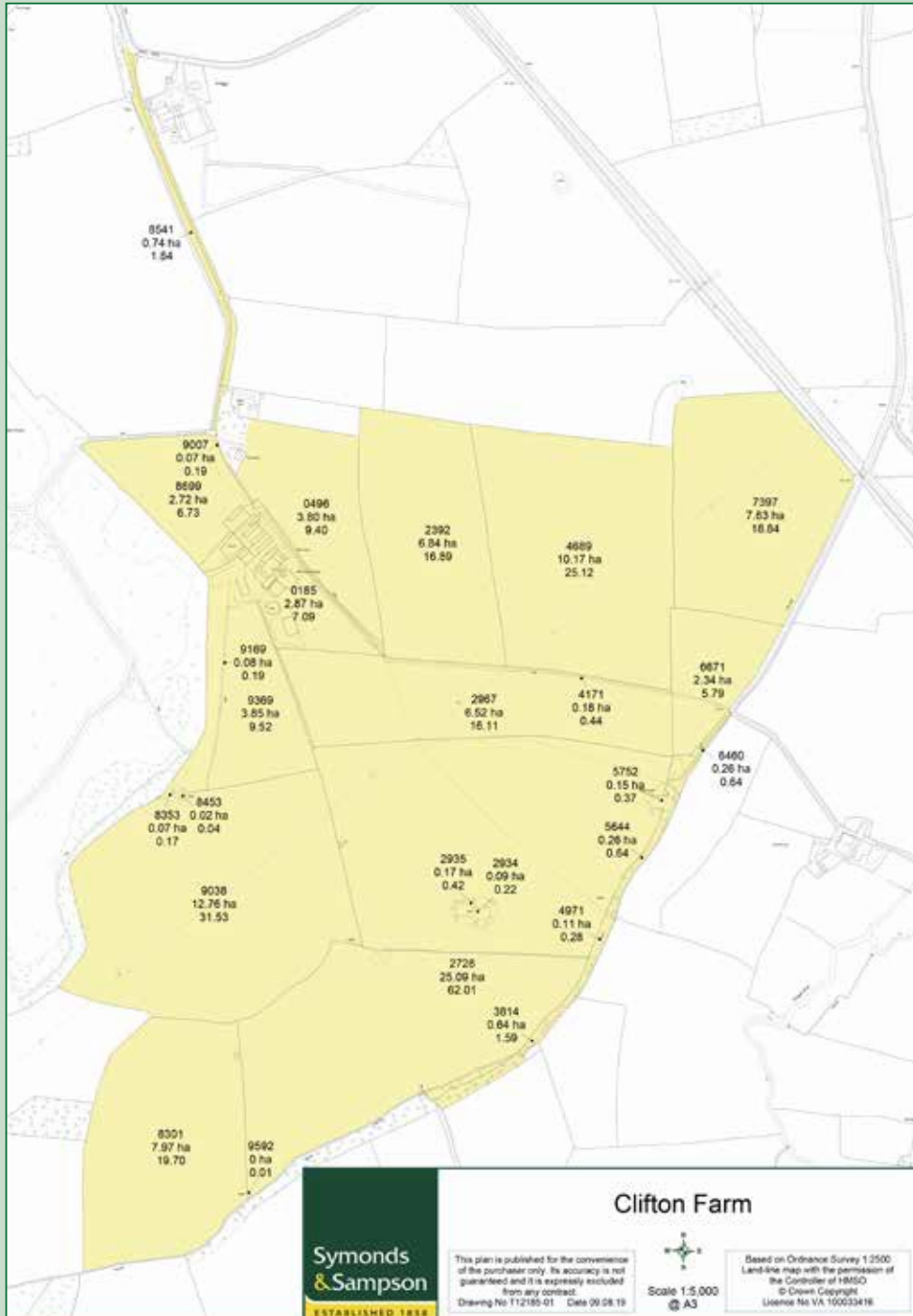
### Traditional Buildings:

1. Loose housing
2. Machinery store
3. Calf stalls
4. Covered yard

### Modern Farm Buildings:

5. Straw barn
6. Open fronted barn
7. Loose housing
8. Cubicle shed
9. Covered silage pit
10. Cubicle shed
11. Loose housing
12. Cubicle shed
13. Milking parlour (8:8 herringbone) and bulk tank room
14. Cubicle shed
15. Silage pit





## Services

Mains electricity (split phase to the buildings). Mains and borehole water. Private drainage. Oil-fired central heating to cottage.

## Fixtures and Fittings

All freestanding equipment and any other equipment not specifically mentioned in the details are excluded.

## Rights of Way

Public footpaths cross the land as shown on the sale plan. A private right of way will be retained to the properties known as Clifton Farmhouse and Woodlands.

There is a private right of way benefitting Trill Dairy Farm for abnormal loads and emergency vehicles only.

## Agricultural Schemes

Basic Payment Scheme Entitlements are included in the sale subject to paying the agents cost to transfer. The current year's payment will be retained by the vendors. The land is not in a Countryside Stewardship Scheme.

## Designations

We are not aware of any designations currently affecting the land.

## Local Authority

West Dorset District Council. Tel: 01305 251010

<https://www.dorsetcouncil.gov.uk>

Council tax band: D

EPC: F

## Tenure and Possession

Freehold with vacant possession upon completion.

Sporting rights are in-hand and included.

## Planning

The current use of the farm buildings is agricultural although there may be scope for prospective purchasers to consider alternative uses, subject to obtaining the necessary consents.

## Solicitors

Battens Solicitors, Mansion House, 54-58 Princes Street, Yeovil, Somerset, BA20 1EP

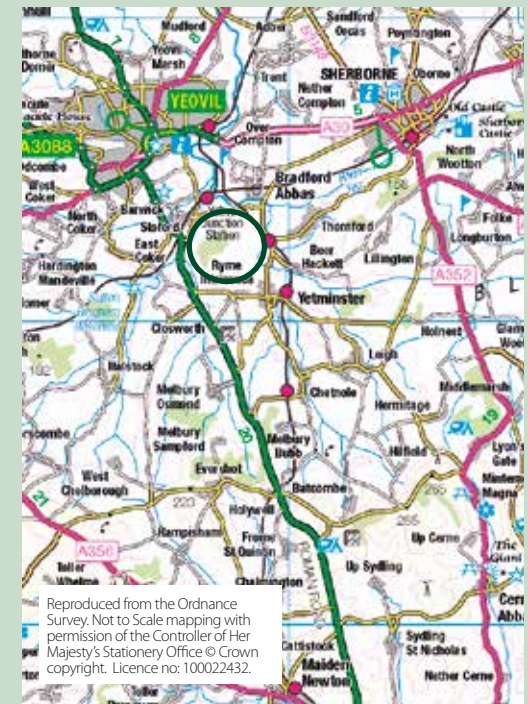
Tel: 01935 846000 email: [tracy.neal@battens.co.uk](mailto:tracy.neal@battens.co.uk)

## Directions

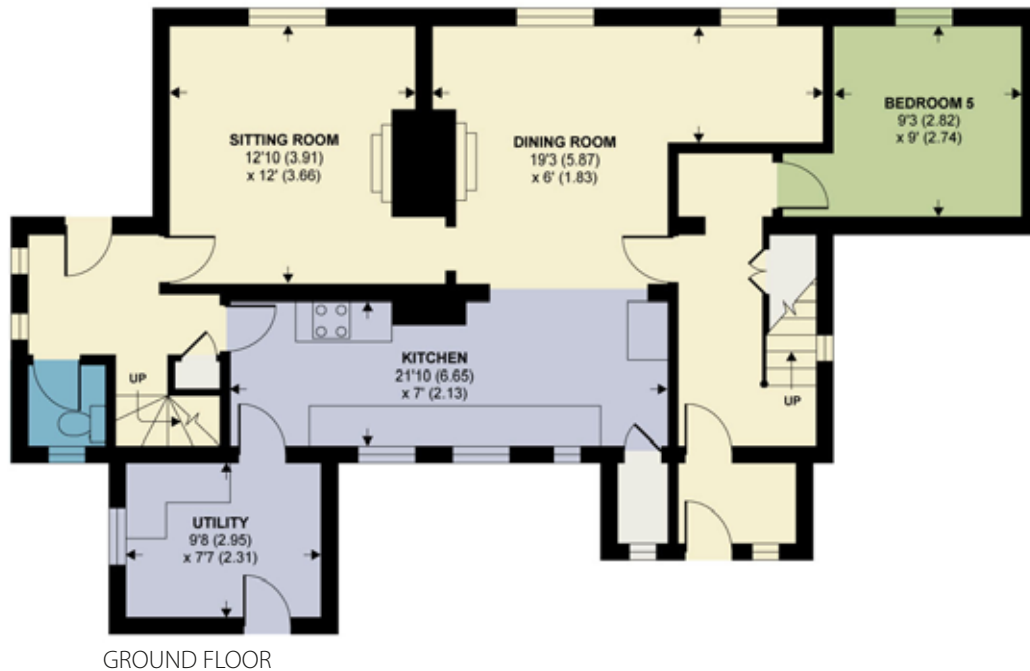
From the hospital roundabout in Yeovil proceed along Queensway to the next roundabout. Take the second exit onto Hendford Hill. At the roundabout at the top of the hill turn left into Dorchester Road and second left into Two Towers Lane. Upon reaching the T junction, turn right into Newton Road. Proceed past the railway station and into the centre of the village, after passing the garage, take the next turning left and follow over the bridge. Proceed up the hill and after the first sharp bend the farm drive is on the right hand side.

## Viewings

All viewings strictly by appointment with the vendor's sole agents Symonds & Sampson LLP.



Clifton Farm Cottage  
 Approximate Gross Internal Area:  
 Main House: 151.4 sq.m. / 1630 sq.ft.  
 For identification purposes only, not to scale.



### Important Notice

Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds & Sampson LLP have not tested any services, equipment or facilities.
3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.
4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages

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