



Land at Court Farm

Lullington, Somerset

An attractive block of level, productive Grade 2 & 3 arable land and grassland with a range of farm buildings on the edge of the Somerset village of Lullington

Land at Court Farm, Lullington, Frome, Somerset BA11 2PQ

Frome 2.5 miles, Bath 10 miles, Warminster 10 miles, Bristol 22 miles

All distances are approximate

Features:

208 acres of productive arable land and 17 acres of pasture

Grade 2 & 3 Land Classification

Traditional stone barn and modern agricultural buildings
(with development potential subject to planning)

Edge of village location

Good road access

About 225.66 acres (91.33 ha) in total

Available as a whole





Situation

The land is situated on the northern edge of the village of Lullington in an attractive and desirable area of rural Somerset. The village of Lullington is located approximately 3 miles north of Frome and about 10 miles south of the city of Bath. The town of Frome has a mainline railway connection and an extensive range of day-to-day facilities and amenities. The national

motorway network can be accessed via the A36, approximately one mile to the east.

Farmland

The land at Court Farm is a very well located ring-fenced, block of productive arable land, grassland and mature woodland extending to approximately 225.66 acres (91.33

ha). The land is generally level with good road access and infield gates and is classified as Grade 2 & 3.

Currently planted with winter wheat and winter barley (cropping history is available upon request), the land is currently utilised for commercial farming purposes, and has the potential for other uses, such as

renewable energy purposes and environmental schemes (subject to the correct consents).

The land has a very attractive outlook with far reaching views to the east, and benefits from road access from Foxholes Lane which runs adjacent to the western boundary, also providing direct access to the

modern farm buildings, with further access points on the southern and eastern boundaries.

The land is occupied on a Farm Business Tenancy (FBT) which is due to terminate on 20th September 2025, offering vacant possession thereafter.

The land is available as a whole.



Farm Buildings

There are two sets of farm buildings on the land including a traditional stone barn beneath a corrugated roof, located towards the western boundary of the land (included within the FBT).

A second set of modern agricultural buildings and yard area are located on the southern boundary, to the northern edge of Lullington. The buildings have development potential for commercial, amenity, or residential use (subject to obtaining the right consents) .

General

Method of sale: The land at Court Farm is offered for sale as a whole by private treaty.

Tenure: The property is sold freehold with vacant possession on completion. The land and traditional stone building are currently occupied on a Farm Business Tenancy which is due to terminate on 20th September 2025.

Field areas 5605, 5501,6005 and 6604 located on the southern boundary are occupied subject to a licence agreement. Further details are available from the Vendor's agent.

Services: We understand that mains electricity and water services are connected to the modern buildings only. We have not been made aware of any other services connected to the land.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is a public footpath crossing the land. Further details are available from the vendor's agent.

Schemes: Part of the land is entered into a Countryside Stewardship (Mid Tier) scheme. Further details are available from the Vendor's agent.

Holdover: A period of holdover will be required to permit the harvesting of all growing crops, subject to the timing of completion. Further information is available from the Vendor's agent.

Timber and Mineral Rights: All timber and mineral rights are included in the freehold sale, in so far as they are owned.

Sporting Rights: Part of the sporting rights are not owned. Further details are available from the Vendor's agent.

Overage: The land and buildings will be sold subject to overage provisions. Further details are available from the Vendor's agent.



Rights of Access: We understand that there is a right/s of access associated with the land and farm buildings in favour of the Vendor and a third party. Further details are available from the Vendor's agent.

Local Authority: Somerset Council (somerset.gov.uk)

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Solicitors: Ashfords LLP, Ashford House, Grenadier Road, Exeter EX1 3LH

Postcode: BA11 2PQ

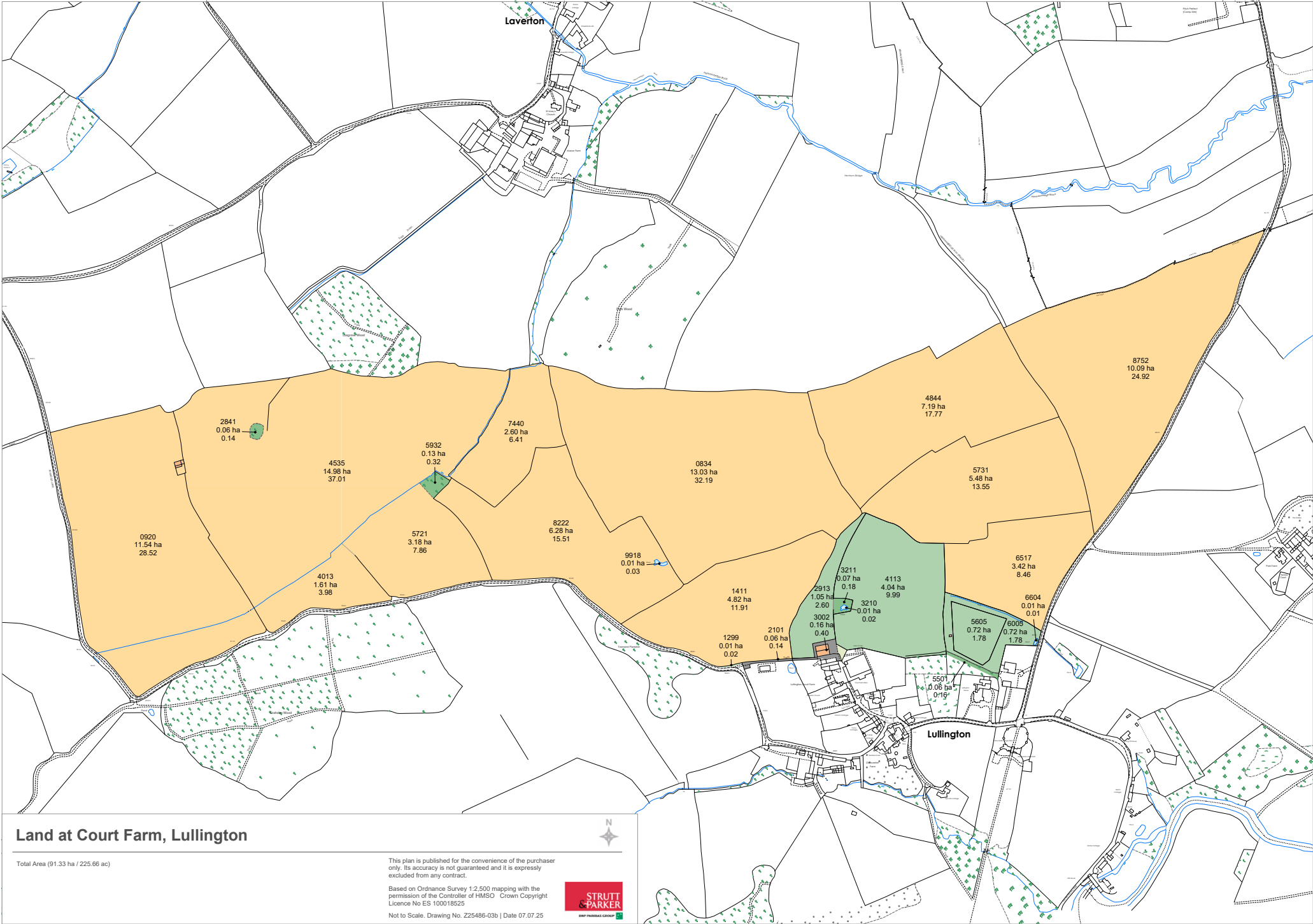
Guide Price £3,000,000

Directions: From Frome take the A36 towards Bath/Warminster, then head northwest into Lullington. The land is situated to the north of the village.

What3Words: ///whites.drawn.ample

Viewing: Strictly by confirmed appointment with the Vendor's agents, Strutt & Parker in Cirencester on 01285 300144





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