

Land & Buildings at Southmarsh

Charlton Musgrove, Somerset

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Charlton Musgrove
Wincanton
Somerset BA9 8EU

- For Sale by Formal Tender
 - 1.82 acres (0.74 ha)
- A private parcel of permanent pasture
 - A useful area of hardstanding
- Agricultural buildings extending in total to approximately 3,000 sqft
 - No overage provisions
- Mains water connected & electricity nearby

Guide Price **£75,000***

Freehold

For sale by Formal Tender

Offers to be received by 12 noon on Monday 17th August 2026

Sturminster Agricultural
01258 472244
sturminster@symondsandsampson.co.uk



SITUATION

The property is situated in the rural hamlet of Southmarsh within the civil parish of Charlton Musgrove. It adjoins a paddock to the east and a residential property with land to the north. The property benefits from north-easterly views towards Alfred's Tower. The B3081 adjoins the land and provides access to Bruton, approximately 4.5 miles to the northwest, and Wincanton, approximately 2.5 miles to the southwest, both of which offer a wide range of amenities. The A303 lies approximately 1.5 miles to the south-east, facilitating convenient access east and west.

THE LAND

The land is split into two parts but predominantly comprises a generally level parcel of permanent pasture which has historically been cut for hay. Boundaries throughout are mature hedgerows containing numerous mature oak trees resulting in a truly private setting. The northeastern boundary is a pretty stream which flows consistently year-round. A good sized area of hardstanding is situated adjacent to the entrance off the highway and provides access to the buildings.

THE BUILDINGS

The property includes four agricultural buildings extending in total to approximately 3,000 sqft. The buildings vary in condition and are of timber-frame construction beneath

pitched and mono-pitched roofs with a mixture of corrugated iron, steel box profile, fibre cement and asbestos clad elevations. Two tractor sheds adjoin the principal building to the north and benefit from concrete floors. The buildings have historically been used for the storage of agricultural machinery and equipment and offer scope for repair, refurbishment or replacement, subject to the necessary consents.

SERVICES

Mains water is connected. There is no electricity connected but a mains supply runs along the roadside boundary.

AGENTS NOTES

- The property is not situated in a National Landscape
- The property is not subject to any overage provisions
- No restrictive covenants preventing a change of use

TENURE

Freehold with vacant possession upon completion

LOCAL AUTHORITY

Somerset Council (South Somerset Area)

Phone: 0300 123 2224

Website: <https://www.somerset.gov.uk/>

VIEWING

Strictly by confirmed appointment with the vendor's sole

agents, Symonds & Sampson.
Contact Will Cairns on 01258 472244.

WHAT3WORDS

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METHOD OF SALE

The property is being offered for sale by Formal Tender. Interested parties are invited to submit their offers by 12 noon on Monday 17th August 2026. All offers must be submitted in accordance with the prescribed Tender Form, which is available upon request from the selling agents.

TENDER PACK

A full tender pack is available for all prospective purchasers. It is advised that all parties seek independent legal advice and read the pack. Access to the pack is available from the Symonds and Sampson LLP Sturminster Newton office. Contact Will Cairns on 01258 472244.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is 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 quasieasements 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.





SturAg/WC/Jun26



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Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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