



Land at Dairy House Estate

Beckington Frome Somerset

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Stubbs Lane
Beckington
Frome
Somerset BA11 6TE

A 134.81 acres (54.57 hectares) prime shooting estate in a beautiful setting in the Frome Valley

- An enchanting mix of parkland, river meadows and woodland
 - Private valley location
 - River Frome running through the land
 - A secluded yet accessible location
- High pheasant and duck shot, regularly providing 200 bird days
 - 5 duck flight ponds
- Strategically positioned 30 year old mixed woodland plantations
 - Arable capable land
- High conservation, ecological and recreational appeal

Guide Price **£1,450,000**

Freehold



INTRODUCTION

The Dairy House Estate was purchased by the current owner in 2000 when he embarked on a visionary scheme to create one of the best shoots in Somerset.

Approximately 12 acres of mixed plantation were strategically planted on valley tops and slopes to complement the existing woodland and four new flight ponds created adding to the existing pond. The new woodland and ponds make best advantage of the natural valley topography.

THE LAND

The land is an enchanting and visually dynamic mix of parkland and sloping permanent pasture on the valley sides, level arable capable land on the tops and fertile level river meadows flanking the River Frome.

The land lies on both sides of Stubbs Lane, a tarmac drive which gently winds its way to an impressive stone pillared and wrought iron entrance to the Dairy House Estate. The post and rail fence lined wide entrance drive then majestically reveals the estate on both valley sides.

The river is flanked by approximately 30 acres of level river meadow on fertile alluvium soil. In the main block is approximately 30 acres of gently sloping pasture parkland providing the height for birds. On the higher land towards Bonnyleigh Hill and Lullington is approximately 30 acres of level and gently sloping arable land, much of which is currently in cover crops. The land rises from 50m to 80m (160ft to 260ft) above sea level. Dotted around the estate and planted in strategic positions are approximately 25 acres of woodland.

THE RIVER FROME

Meandering majestically through the estate is a 1.2 mile stretch of the River Frome, providing a haven for wildlife and flora. Containing brown trout, carp and tench, the estate enjoys 750m of double bank and 1,200m of single bank fishing rights.

Adding a slice of history and located on the western bank opposite Lullington Mill is an intriguing World War Two concrete pillar box.



THE FLIGHT PONDS

A natural pond at the eastern end of the estate and four purpose-made flight ponds on higher ground provide excellent duck flight ponds. All the ponds are clay and plastic lined to maintain water levels.

THE WOODLAND

Mixed broadleaf and conifer plantations were planted in the early 2000's on valley tops and sides, containing release pens and providing natural bird height.

THE SHOOT

Operating since 2000, the Dairy House Estate Shoot has matured into a prestigious shoot, regularly providing 200 bird days. There are currently five drives and the number could be increased or reduced to suit requirements. Run on a medium scale average 8-day season, days are taken by a mixture of guests and family days and sold days. Annual bags are typically 500 to 1,500 birds. There is undoubtedly scope to grow and run a more commercial shot. The vendors family would be interested in having a shooting lease.





LOCATION

The land nestles peacefully in the Frome Valley between the thriving village of Beckington and charming hamlet of Lullington. Beckington has two public houses, various sports clubs and the award winning Whiterow Farm Shop. The land lies in a particularly accessible location with the A36, A361 and Frome railway station all nearby whilst the A303, M4, Bath and Bristol are within easy reach.

DIRECTIONS

From Beckington village centre take the road towards Oldford and Frome. As you exit the village turn right immediately after Beckington House into Stubbs Lane and

follow this lane to the estate.

What3Words: /// pony.horns.swims

ACCESS

The freehold of the entrance drive is being retained and the land has access over this, subject to repair and maintenance obligations according to user. For the avoidance of doubt, the areas within the boundary of the estate coloured white on the sale plan are either in separate ownership or are being retained and marketed separately.

MATERIAL INFORMATION

The land is connected to mains water and mains electricity. Various public footpaths and permissive footpaths created by the owner cross the land. The Frome Angling Club have a private access from Lullington to adjoining land. See sale plan.

The land is not in a Landscape Area or NVZ.

The Land is in a Countryside Stewardship agreement to 31/12/2028. This will be available to the purchaser to continue.

VIEWINGS

By appointment only with the joint selling agents, Symonds & Sampson or Cooper & Tanner.



SturAg/AJT/May2026



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