



Hackmead Farm

Radstock, Somerset

**Carter Jonas**

## Hackmead Farm Charlton Road Holcombe Radstock BA3 5EU

A productive, certified organic farm, featuring a five-bedroom farmhouse, a versatile range of farm buildings and a mixture of arable-capable land and permanent pasture.

Set in a private and peaceful location with no onlooking neighbours, this newly renovated and beautifully presented five bedroom farmhouse forms the heart of an attractive rural holding. Hackmead Farm benefits from a useful selection of farm buildings, including three steel portal framed agricultural buildings, a Dutch barn and a concrete yard.

In all extending to 243 acres (98.3 ha) with an additional 39 acres (15.82 ha) let separately.

Available to let on a 10-year Farm Business Tenancy (FBT) from 30th September 2026.



### Location

Hackmead Farm is situated 2.5 miles south of Radstock and 3.5 miles east of Chilcompton. The village of Kilmersdon is 1 mile north of the farm. The city of Bath is located 12 miles north of the farm and offers a mainline railway service to London Paddington.

### Property

Hackmead Farm comprises an attractive agricultural and residential holding. The farmhouse and yard are located down a long private drive, with the farmhouse enjoying extensive views across open countryside.

In the recent past the house has been refurbished. Adjacent to the house is a farm office, dutch barn and lean-to which has previously been used as dog kennels. Behind the house is the farmyard, which comprises a range of farm buildings suitable for livestock. The whole farm lies in a secluded position and comprises both arable and pasture which is currently certified organic.

### Amenities

Kilmersdon is a short distance from the farm and offers a village church and pub. Radstock is also within a short distance of the farm and provides a number of amenities such as supermarkets, hotels, restaurants, social facilities and schools.

### Farmhouse

Hackmead Farmhouse is a beautifully restored farmhouse at the centre of Hackmead Farm. It comprises of five-bedrooms, three bathrooms, a large sitting room, kitchen, dining room, snug and utility room. Despite the recent renovation the farmhouse has maintained a number of character features such as open fireplaces and flagstone floors.

### Sporting

The sporting rights are retained and separate from the letting of Hackmead Farm. There is a commercial shoot that is run across the farm and access would need to be provided for the shoot to maintain pheasant pens in the woodland which is not included within the letting. More information on this arrangement is available on request.

### Farm Buildings

The farmyard which sits to the west of the farmhouse comprises of an open fronted steel portal framed building, currently used to house cattle. A large steel portal framed building currently used to store machinery and a steel framed covered yard, currently used to house cattle. In addition to this there is a large concrete yard and slurry lagoon.



### Land

In total the land extends to approximately 243 acres (98.3 ha) all of which is interconnected. The farm is predominately pasture with some areas suitable for arable.

According to the Agricultural Land Classification maps, the farm is classified as grade 3 and 4. A draft FBT plan and field schedule will be available within the tender pack information.

There is an additional block of land (hatched red on the plan) which extends to 39 acres (15.82 ha) which is available on a short term FBT. This land is subject to an option with a solar developer.



### The Ammerdown Estate's Approach

For the Ammerdown Estate; an ideal potential tenant for this farm is someone who fits one or more of these categories:

- A new entrant looking to establish a new farming venture.
- An existing tenant on a smaller acreage for which Hackmead Farm would provide a progression step for their next business.
- It is important to the Estate, that the farmhouse is occupied by the tenant themselves and not sublet or used to house farmworkers.

The Ammerdown estate would like to ensure that applicants have the husbandry skills necessary to farm the holding and as such a three-year business plan, supported by clear evidence of funds, an entrepreneurial approach to business, and an understanding of the environment and how farming works with nature to support its recovering alongside commercial food production

### Letting Information

Hackmead farm is available as a whole and will be let under the Agricultural Tenancies Act 1995. A Farm Business Tenancy (FBT) agreement will be put in place with up to a 10-year term. The landlord will reserve the right to operate a break clause in year five of the tenancy.

The area of land hatched red on the plan will be let to the same tenant (if desired) on a separate, short term FBT.

Diversification proposals, alongside the principal farming enterprise, will be considered and indeed are encouraged, but the holding should remain in predominantly agricultural use.

Prospective tenants should refer to the agent for instructions and deadlines in relation to submitting an application.

The tenancy is due to commence on 30th September 2026.

### Environmental Schemes

There is a Countryside Stewardship Agreement which expires on 31st December 2026. Further details can be provided on request.

### Planning

The tenant would be responsible for obtaining any relevant planning permission for their own proposals. There are no existing planning permissions in place for any new development or change of use.

The land hatched in red currently has an option agreement between the Estate and a solar developer. Planning permission has not yet been granted. The tenant would be kept informed throughout the process.

### Services

Mains water and electricity. Private drainage. Oil fired central heating.

### Wayleaves, Easements & Rights of Way

The letting will be subject to all existing and future wayleaves, easements and rights of way.

### EPC Rating

Please contact the agent.

### Council Tax

Hackmead Farmhouse is council tax band F.

### Local Authority

Somerset Council  
www.somerset.gov.uk

### Viewings

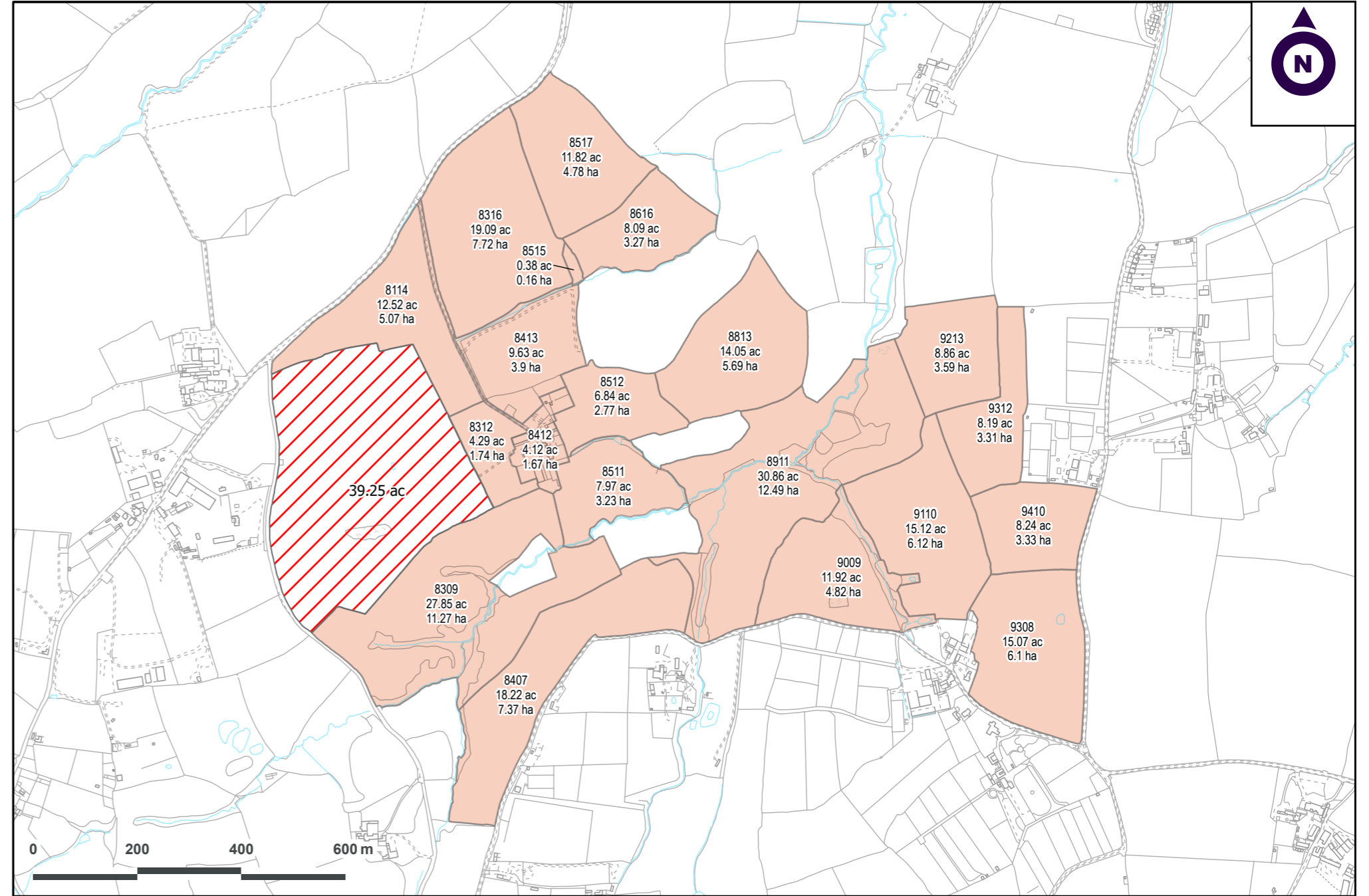
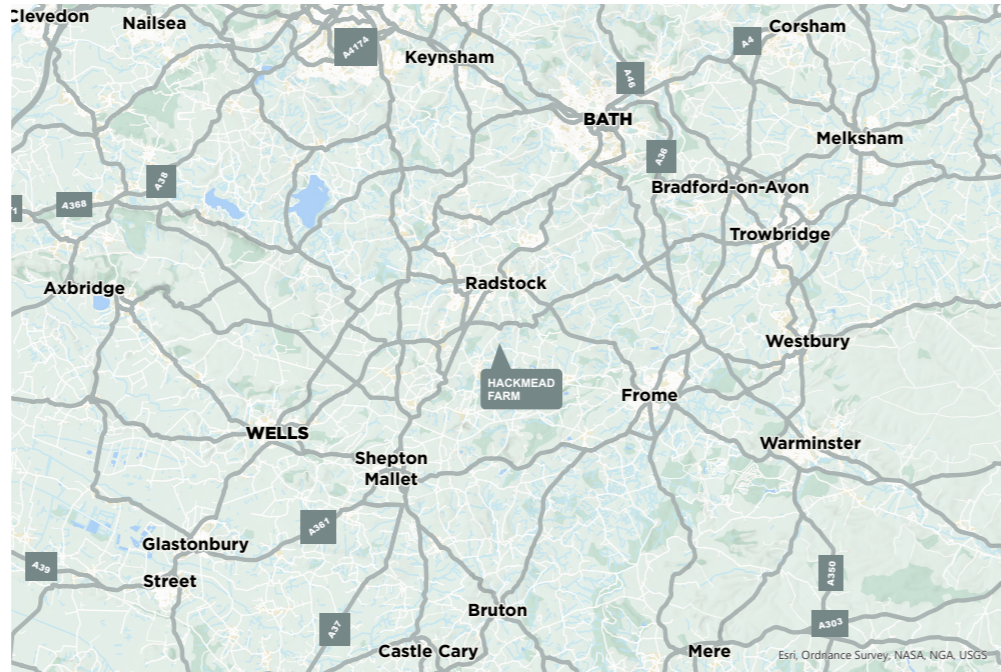
Viewing days will be arranged to offer prospective tenants the opportunity to see the farm.

### Directions

From Bath, take the A367 south to Radstock. At Radstock, turn left onto 'The Street' and follow the road, through Haydon. Continue through Haydon and then turn right onto the B3139. Take your first available left turn from the B3139 until you reach the farm entrance on your left.



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## Bristol

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