



Lawrence Farm

Wincanton, Somerset

Carter Jonas

Lawrence Farm
Moor Lane
Wincanton
Somerset
BA9 9EJ

A 75-acre livestock
and residential farm.

Lawrence Farm comprises an accessible livestock farm serviced by a detached farmhouse for modernisation, together with a range of livestock buildings and surrounding pastureland.

In all extending to 75.09 acres.

For sale by online auction as a whole or in up to four separate lots (if not sold prior as a whole).

Carter Jonas



Location

Lawrence Farm is located a short distance to the south of the Somerset town of Wincanton and the A303 with access from Moor Lane.

Wincanton provides a good range of local facilities including retail, leisure and schooling. The nearby vibrant town of Bruton, which is about 6 miles to the north, provides a further range of facilities including the Hauser and Wirth Art Gallery and King's School Bruton.

Castle Cary offers further independent shops, whilst the Newt on the outskirts of the town offers a boutique hotel and restaurant and wonderful gardens. Gillingham and Sherborne are also within easy reach of Lawrence Farm.

The property benefits from excellent communications with the nearby A303 together with mainline rail services from Castle Cary (about 8 miles away) to London Paddington, and Gillingham (also about 8 miles away) to London Waterloo.

**Lot 1 (blue on the site plan):
Lawrence Farmhouse within
6.26 acres.**

The property comprises a three
bedroom detached dwelling offering
accommodation of 1,309sqft (121.6sqm)
(including the garage/storage room).

The accommodation comprises:

Sitting room

Dining room

Kitchen

Utility room with WC off

Garage/storage room

Two double bedrooms

One single bedroom

Family bathroom

Outside

The property benefits from a lawned
garden with hedgerow boundaries and
a large parking area. The farmhouse and
curtilage extends to 0.30 of an acre.

It should be noted that the doors and
windows have been boarded up for
security reasons as the property is
currently vacant.

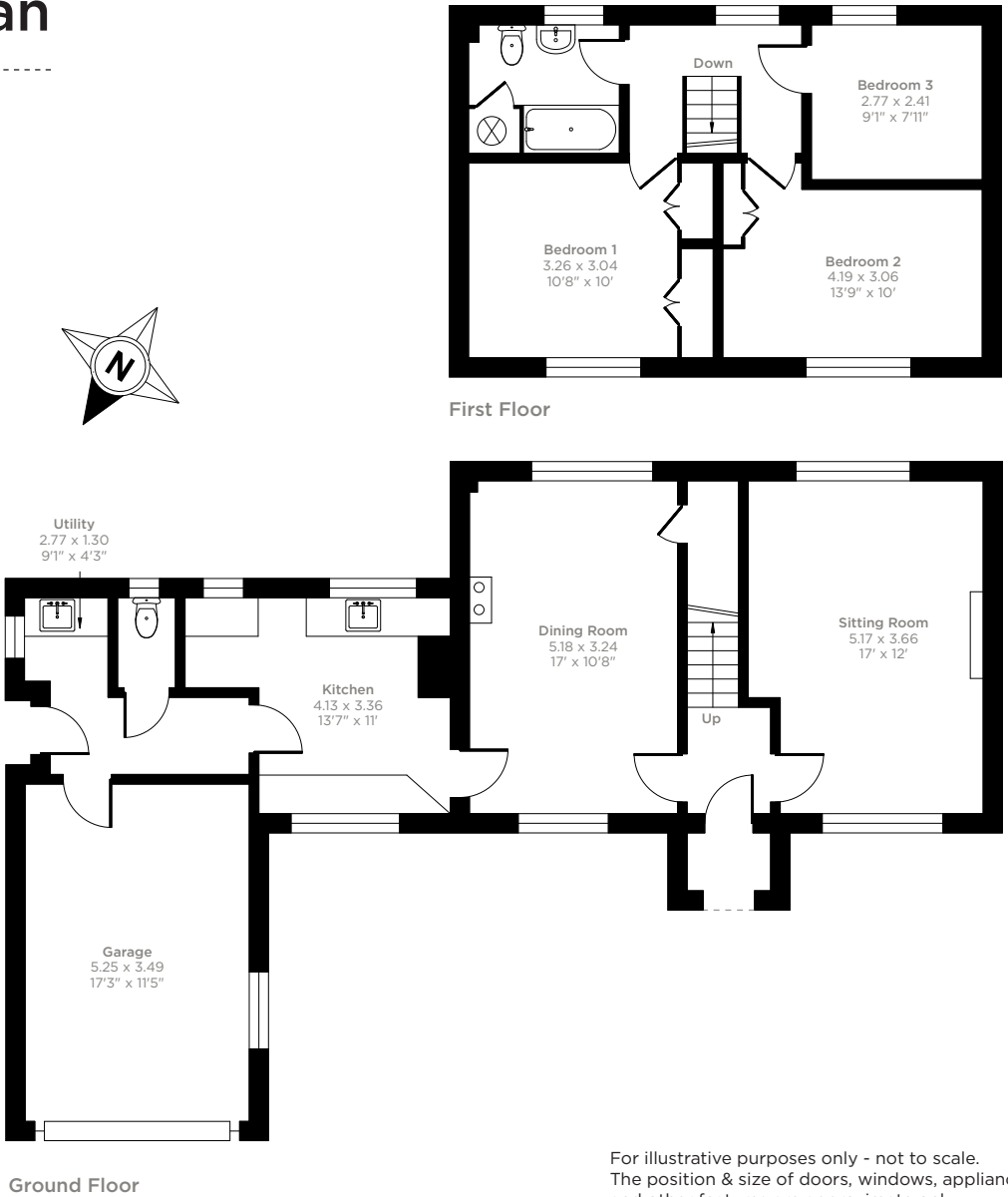
Adjoining the garden is a pasture field
extending to 5.96 acres. The western
boundary comprises the middle of the
River Cale. Access is available along the
southern boundary of this field. Access
rights will be granted over the driveway to
the existing gateway into this field.

In all, Lot 1 extends to 6.26 acres. The
purchaser of Lot 1 will be granted an
option to purchase Lot 2, as described
below.

Floor Plan

**Lawrence Farm
Moor Lane
Wincanton
Somerset
BA9 9EJ**

Total Area:
1309 sq ft / 121.6 sq m



**Lot 2 (yellow on the site plan):
Lawrence Farm Buildings within
20.71 acres**

The farm buildings comprise a range of livestock and storage buildings situated to the south of the farmhouse described as follows:

1. Block and fibre cement former cowstalls with lean-to off.
2. Steel framed former dairy and parlour.
3. Dutch barn with lean-to stores off.
4. Pole barn.
5. Pole barn.
6. Timber and steel cow kennel housing.
7. Covered silage clamp/loose housing building with adjoining storage area.
8. Former slurry lagoon with earth bank walls.
9. Above ground slurry store.

Surrounding the farm buildings are four pasture enclosures and a small copse offered together with the buildings. The two larger fields adjoin Moor Lane along their northern boundary and benefit from direct road access. In addition, there are two pasture paddocks to the south of the buildings with access via the buildings, together with a small copse. In all, Lot 2 extends to 20.71 acres.



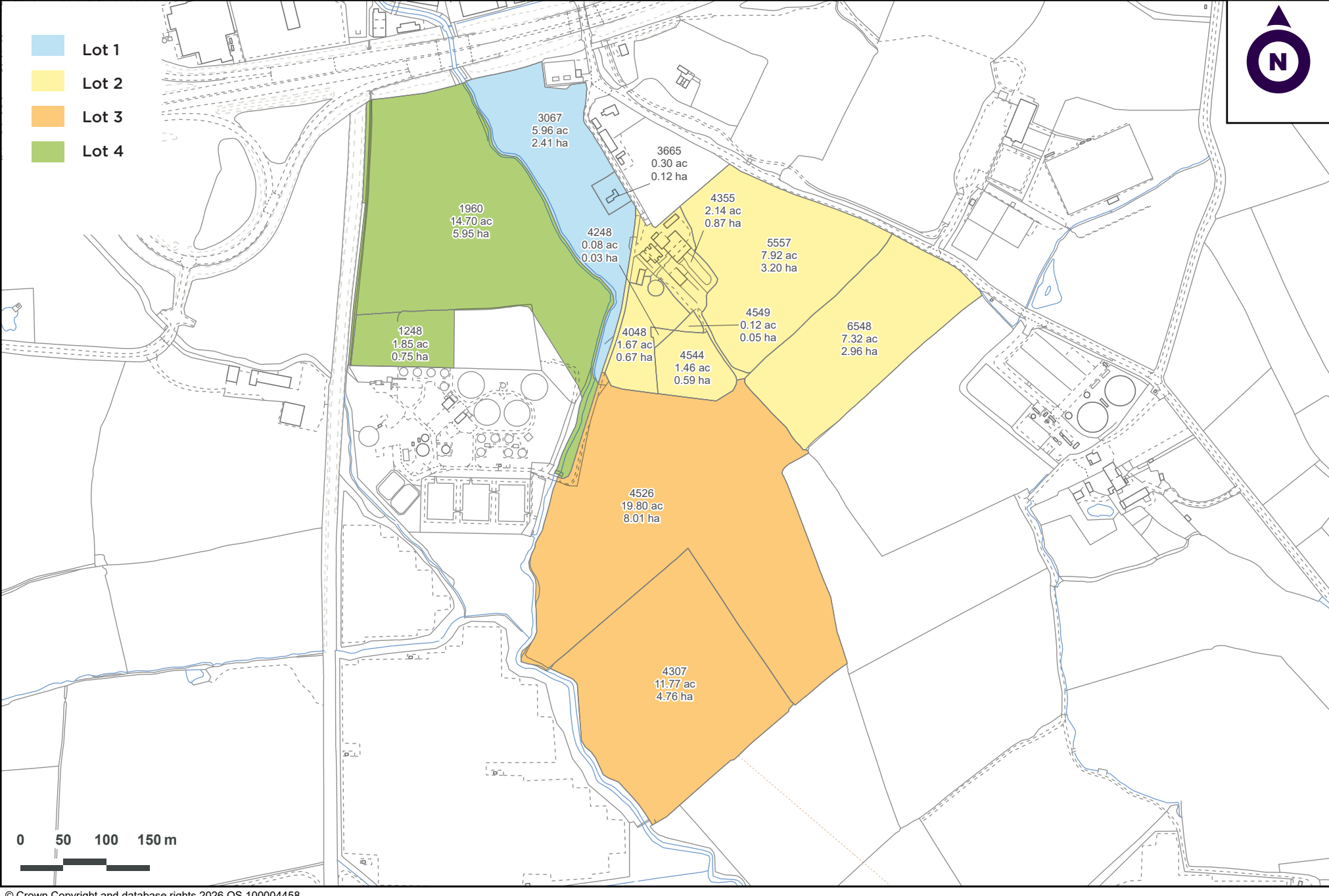
The Land - Lots 3 and 4

Lot 3 (orange on the site plan): 31.57 acres of pasture

Lot 3 comprises the land to the south of the farm buildings. Access is available from the adjoining farm drive. In all, Lot 3 extends to 31.57 acres.

Lot 4 (green on the site plan): 16.55 acres of pasture

Lot 4 comprises the pastureland north of the Wessex Water Treatment Works. Access is available from the adjoining farm drive/via the track to the south of this lot. Potential purchasers should satisfy themselves of the position of the boundaries of this lot, as they are not fenced from the adjoining third party land, with the land grazed as one with this land. In all, Lot 4 extends to 16.55 acres.



Method of Sale

The property is offered for sale by online auction with guide prices* for the individual lots as listed below. The property will be sold subject to a reserve price**. For further information, to register to bid, and review the auction packs, visit carterjonas.co.uk/property-auctions.

*The guide price is an indication of the range within which or, in the case of single figure guide prices, within ten percent of which, the minimum sale price will fall.

**The reserve price is the minimum price at which the auctioneer is authorised by the seller to sell the lot at auction. The lot may be sold to the highest bidder at or above the reserve price, but the auctioneer is not authorised to sell at a figure below the reserve price. Both the guide price and the reserve price are subject to change. Potential purchasers should ensure that they register their interest in the property and regularly check for updated information regarding the property, including changes to the guide price.

The guide price for the whole is £1,340,000.

The guide price for Lot 1 is £475,000.

The guide price for Lot 2 is £385,000.

The guide price for Lot 3 is £315,000.

The guide price for Lot 4 is £165,000.

The whole will be offered for sale first with an auction finish time of midday on Thursday 1st October 2026. If the property does not sell as a whole, then Lot 1 will be offered with an auction finish time of midday on Thursday 8th October 2026. The successful purchaser of Lot 1 will be offered the option to purchase Lot 2 for the guide price of £385,000. If the purchaser of Lot 1 does not opt to purchase Lot 2, Lot 2 will then be offered for sale with an auction

finish time of midday on Thursday 22nd October 2026. Lot 3 will be offered for sale with an auction finish time of 1400 on 22nd October 2026. Lot 4 will be offered for sale with an auction finish time of 1600 on 22nd October 2026. Completion of the sale of all four lots is due on 19th November 2026.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion.

Covenants

Lawrence Farmhouse will be sold subject to a covenant to use the property as a single dwelling house and for associated ancillary purposes only. The land within Lot 1 outside of the farmhouse garden area will be sold subject to a covenant to use this for agricultural, equestrian, horticultural, and/or forestry purposes.

Lots 2 – 4 comprising the farm buildings and agricultural land will be sold subject to a covenant to use the property for agricultural, equestrian, horticultural and/or forestry purposes.

Services

The farmhouse is serviced by mains water, drainage, and electricity. The water supply to the farmhouse currently services the farm buildings. If Lots 1 and 2 are sold separately, then this supply will be sold with Lot 1 and the purchaser of Lot 2 will not have a right to use this supply. The land lots will be sold with a right to install their own connections over Lot 2.

Health & Safety

Potential purchasers should take particular care when inspecting the property, bearing in mind especially the risk of sudden movements from livestock, machinery, and vehicles which may be present and operating at the time of inspection, particularly in and around the farm buildings. Potential purchasers are requested to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

EPC Rating

Lawrence Farmhouse has a current EPC rating of E.

Local Authority

Somerset Council
www.somerset.gov.uk

Viewings

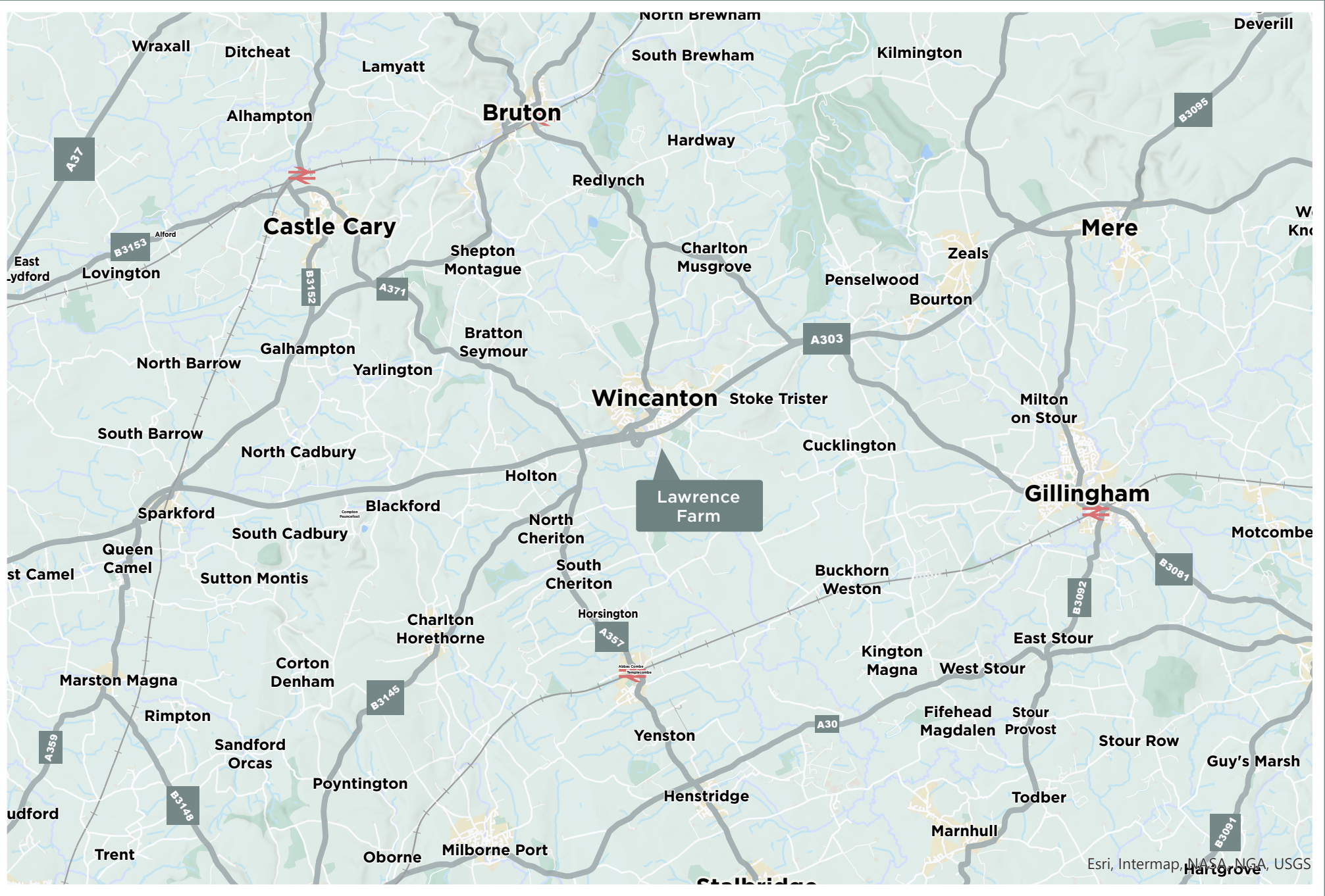
Viewings are accompanied by the vendor's agents, Carter Jonas, on 01823 428590.

Directions

From the A303 Wincanton turning, follow signs towards Wincanton town centre. Continue straight on at the roundabout by Morrisons and Lidl supermarkets. At the mini-roundabout turn right (third exit) signed Maddocks Pavillion. Follow Moor Lane, passing under the A303, and the entrance to Lawrence Farm will found on the right-hand side after the electricity sub-station.



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Taunton

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