

gth



ASHCOMBE FARM

Nethercott Lane - Lydeard St. Lawrence - Taunton - Somerset



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Nethercott Lane - Lydeard St. Lawrence - Taunton - Somerset - TA4 3SQ

Taunton 9.2 miles; M5 (J25) 11 miles; Bridgwater 12.7 miles; Wellington 12.3 miles;



A purpose built dairy farm centred upon a 4 bedroom farmhouse (AOC), together with a modern range of farm buildings and 153 Acres of productive arable and pastureland.

Available as a whole or up to four lots. Guide Price as a whole £2,400,000

Viewing by appointment only through the Sole Agents:-

Greenslade Taylor Hunt, 13 Hammet Street, Taunton, Somerset. TA1 1RN

Tel: 01823 277121 Email: martyn.venner@gth.net

Ashcombe Farm was acquired as bare land in 2010 by the current owners who have since obtained planning permission and built a modern range of buildings used for dairying along with a spacious four bedroom dwelling (AOC).

The vendors are selling following a decision to relocate to Scotland to continue their passion for farming.

Available as a whole or in four lots
Freehold Guide Price £2,400,000 As a Whole

SITUATION

The property is situated to the east of Lydeard St. Lawrence set within rural surroundings dominated by agriculture. The village itself has a thriving primary school, parish church and village hall. Some 3 miles away is the larger centre of Bishops Lydeard where facilities include a Doctor's surgery, convenience store, garage, pubs and café.

Taunton, the county town provides a complete range of scholastic, retail and leisure facilities, a national hunt racecourse and Somerset County cricket ground. Communication links include a main line rail link to London/Paddington and access to the M5 motorway at Junction 25. Sedgemoor Auction Centre is located at North Petherton and International Airports can be found at both Bristol and Exeter.

THE FARMHOUSE

Ashcombe Farmhouse was completed in 2012 subject to an agricultural occupancy condition and is of rendered block elevations under a pitch slated roof and enjoys double glazing and oil-fired central heating throughout. The accommodation in brief comprises an entrance hall with stairs rising to the first floor, to the side is a dual aspect living room with log burning stove and French doors lead through to an L-shaped kitchen/dining room. This room also enjoys a dual aspect and is fitted with a modern range of base and wall units containing a number of integral appliances. A door leads off to a utility, w/c and office. Upstairs are four double bedrooms with principal en-suite and family bathroom.

OUTSIDE

The property is approached off a quiet country lane over a concrete driveway which sweeps down to the rear of the property and





continues on to the farm buildings. To the rear of the house is parking for several cars and access to a double garage. The main gardens lie to the south and are predominantly lawned, contained within natural hedgerow boundaries interspersed with a number of mature trees.

THE FARM BUILDINGS

The farm buildings lie adjacent to the farmhouse and comprise a range of steel framed covered yards containing a **20/40 parlour** with collecting yard and associated fittings (12m x 37m) with a 220 head optimum throughput. Adjacent is a **return passage** (37m x 15m) together with a **lean to fodder store** (10m x 37m). The buildings have been designed for a low input system but could easily be converted to alternative farming operations if required. Adjacent to the buildings to the north is a slurry lagoon.

DIRECTIONS

WHAT.3.WORDS—For the exact location download the App and enter:

Lot 1—roofs.luring.streak

Lot 2—chops.fingernails.liquid

Lot 3—correctly.plot.hurricane

Lot 4—isolating.stance.smoker

THE LAND

The land associated with the property is contained within a ringed fence and comprises a block of gently undulating arable and pastureland with the majority capable of growing combinable crops. The land is classified as Grade III on the Defra Land Classification map and ranges between 100m and 130m above sea level. The land in all extends to approximately 153 acres as shown on the attached identification plan.

LOTING

The property is being offered for sale as a whole or in four lots as follows;-

Lot - 1 Ashcombe Farmhouse, buildings and 44.62 acres, as shown shaded pink on the attached ID plan **Guide Price £1,300,000.**

Lot - 2 Productive arable and pastureland in all about 35.71 acres shown in shaded green on the attached ID plan.

Guide Price £350,000.





Lot - 3 Productive arable land in all about 33.86 acres shown shaded blue on the attached ID plan

Guide Price £350,000.

Lot - 4 Productive arable land in all about 39.20 acres shown in shaded purple on the attached ID plan

Guide Price £400,000.

SPORTING RIGHTS

We understand are in hand and run with the freehold.

SERVICES

Mains and private water, mains electricity, drainage to a private system.

OUTGOINGS

Council Tax on the house - Band E.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES, ETC.

The property is sold and as far as is required by the vendors and will be conveyed subject to all rights of way, easements and wayleaves of telegraph and telephone poles, stays and wires, electricity pylons, poles and cables, water and gas pipes at present erected on the passing over or under the property and subject to the agreement effecting the same (if any). A footpath traverses Lots 1, 2 & 3.

TENURE AND TENANCIES

The property is offered with freehold tenure with vacant possession

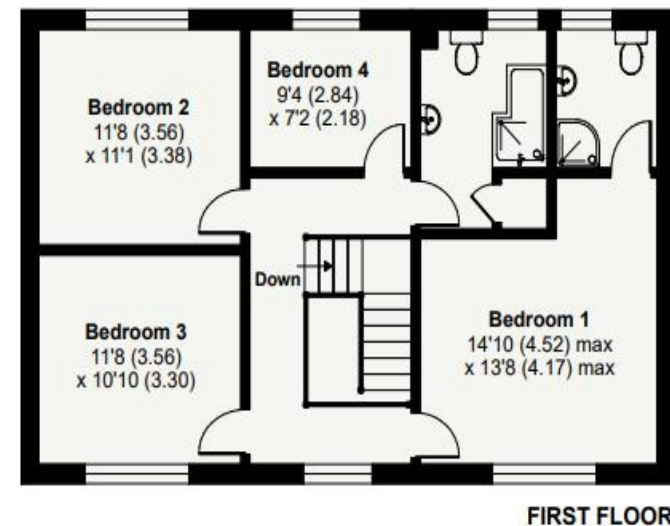
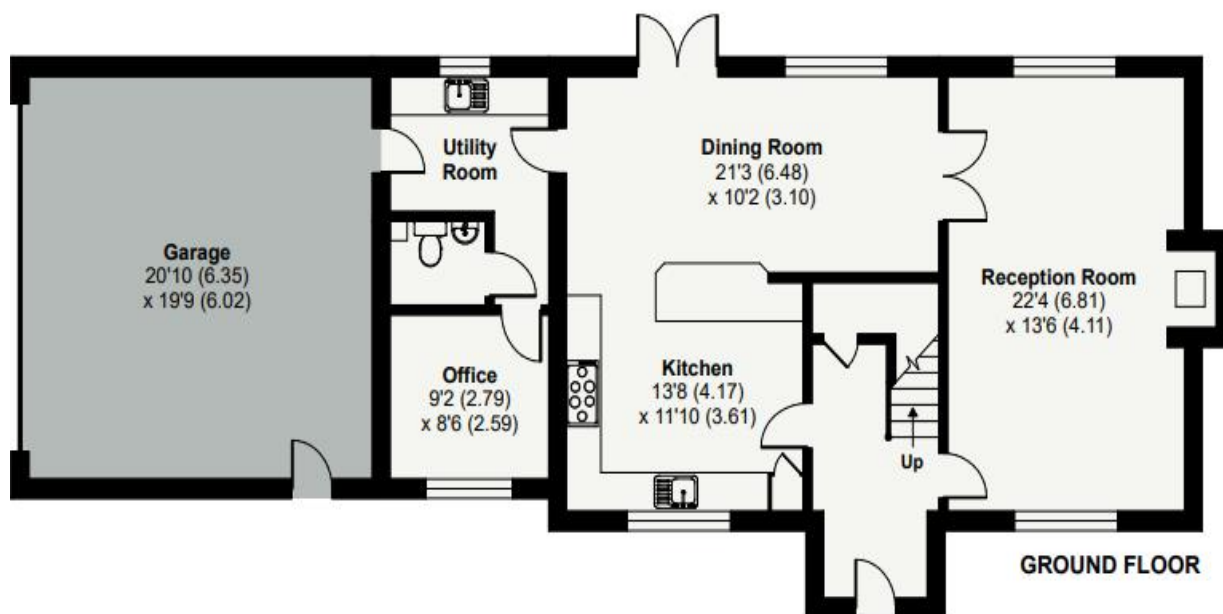
available on completion. Vendors retain the right of holdover should there be any unharvested crops.

TOWN AND COUNTRY PLANNING

The farm is subject to an Agricultural Occupancy Condition. For the exact details please contact the selling agents.

The wording of the tie is as follows:-

The occupation of the dwelling shall be limited to a person solely or mainly employed or who being no longer employed, was last employed in the locality in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990 or in forestry (including any resident dependants or a widow or a widower of such a person).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: These floor plans are for illustrative purposes only and are not to scale.

ENVIRONMENTAL SCHEMES

The land is subject to a SFI Agreement which commenced in November 2024. For further details, please contact the selling agents.

LOCAL AUTHORITY

Somerset County Council, County Hall, The Crescent, Taunton TA1 4DY. Tel: 0300 123 224.

ADDITIONAL INFORMATION

Broadband: ADSL—Standard broadband is available—highest available download speed 13 Mbps, highest available upload speed 1 Mbps. (Openreach).

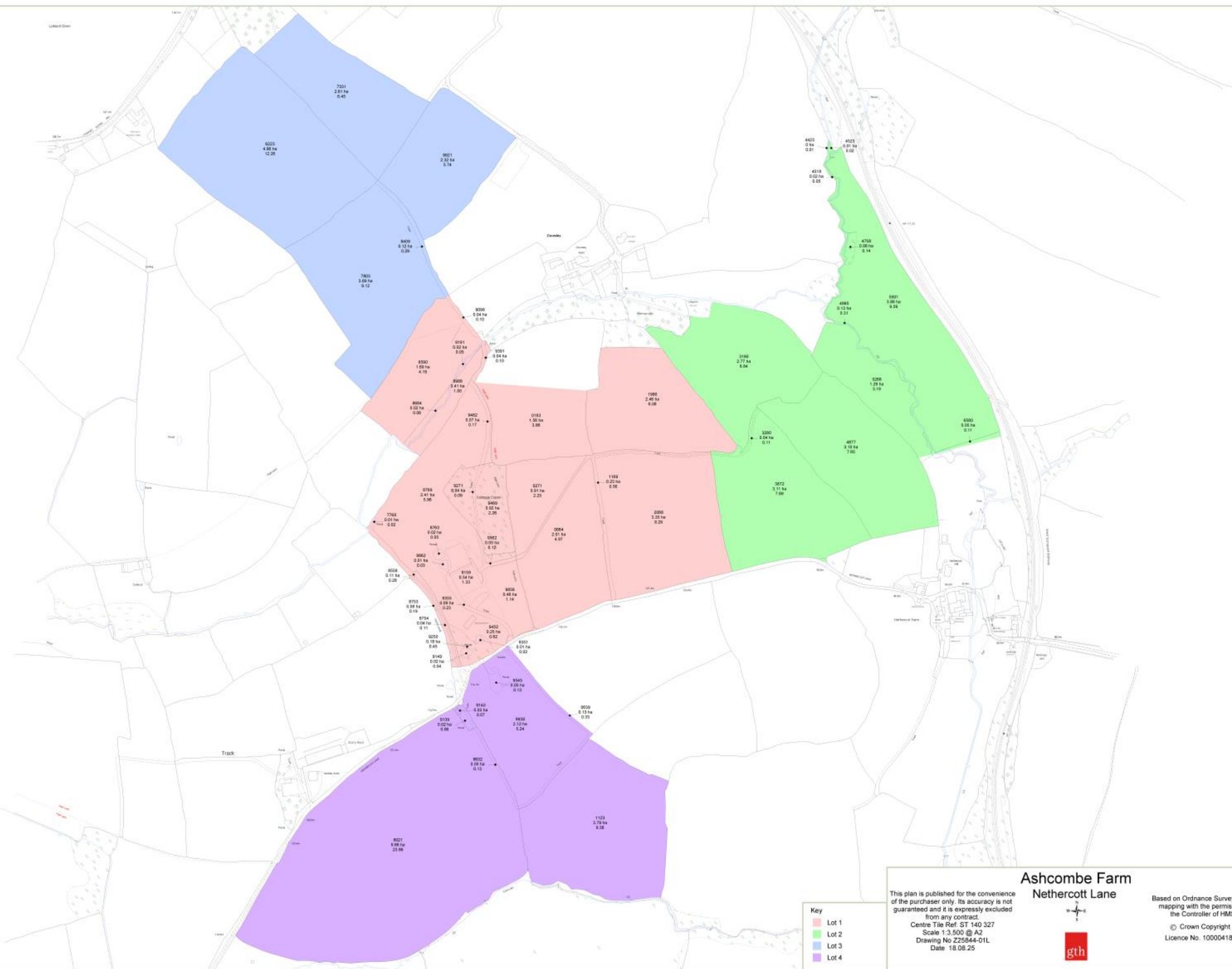
Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).











GREENSLADE TAYLOR HUNT
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