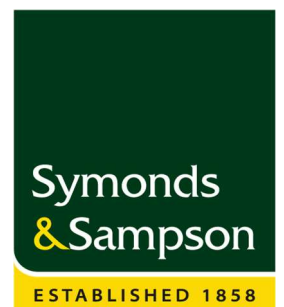




## Land at Berhill Ashcott, Bridgwater, Somerset

A block of productive arable land held in two enclosures with far reaching views and road access. Extending to 25.74 acres (10.42 hectares)

Guide Price £350,000  
Freehold with vacant possession



# Land at Berhill

Ashcott, Bridgwater, Somerset  
TA7 9QN

## The Land

An attractive productive block of gently sloping arable land extending to approximately 25.74 acres (10.42 hectares) with views across the adjoining countryside. The land is located at Berhill to the south east of Ashcott and is accessed either directly from the road known as Berhill or via a Right of Way over Combe Hill Lane. It is held in two conveniently sized enclosures and is enclosed by mature hedge and tree lined boundaries. The soil is lime-rich loamy and clayey soil and is classified as Grade 3 on the Agricultural Land Classification Maps.

## Situation

The land is situated in an easily accessible position near the village of Ashcott, just off the A361 and A39. There are good communication links to the M5 and the A303 close by. The area is well served by retail, recreational, and educational facilities with the town centre of Street approximately 3 miles to the east.

## Services

There are currently no services connected to the land, however we understand mains water is located in the gateway directly from Berhill.

## Rights of Way

No public rights of way cross the land. There is a public footpath running along Combe Hill Lane, adjacent to the land.

## Designations

We are not aware of any designations affecting the land.

## Sporting

Sporting rights are in hand and included in the sale.

## Tenure

Freehold with vacant possession upon completion.

## Local Authority

Somerset Council  
somerset.gov.uk  
Tel: 0300 123 2224

## Sole agents

Symonds & Sampson LLP  
2 Court Ash, Yeovil, BA20 1HG  
Lucy Carnell: 01935 382901 or 07940 256550  
lcarnell@symondsandsampson.co.uk

## Solicitors

John Hodge Solicitors  
Contact: Gareth Richards  
Tel: 01275 879292  
Email: gareth.richards@johnhodge.co.uk

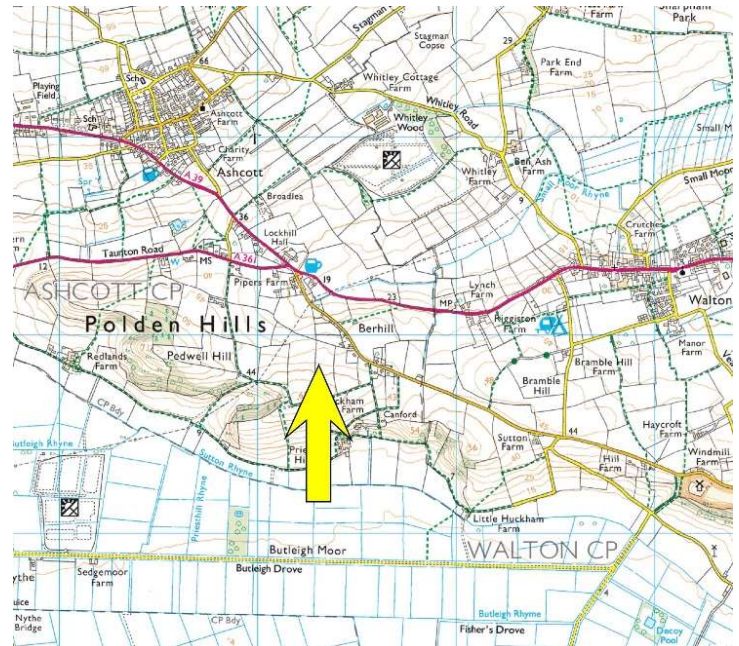
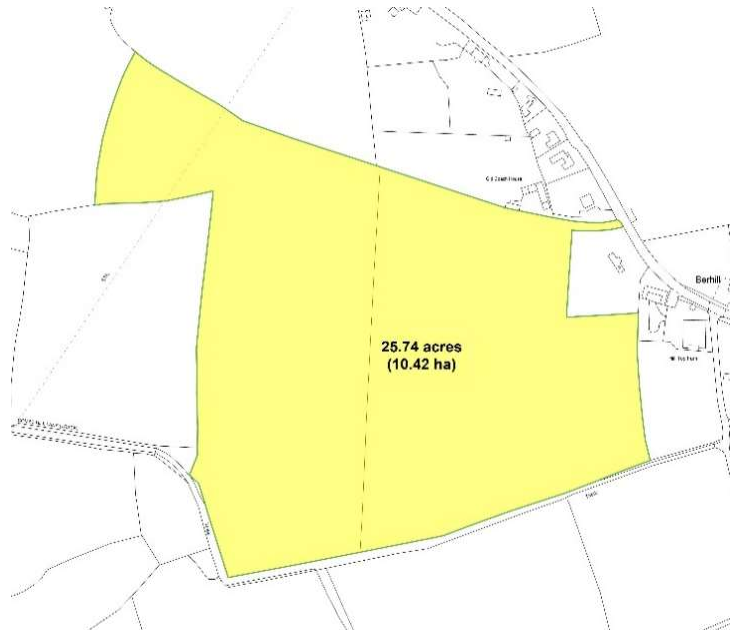
## Viewing

During reasonable daylight hours with a set of particulars in hand, having first informed the sole agents on 01935 382901 or 07940 256550.

## Directions

From the A303, take the exit for the A372 for Langport/Somerton/Street and follow for 1 mile before turning right onto the B3151. Continue for 6 ½ miles before turning left at the crossroads signposted for Taunton/Bridgwater. Follow for 2.7 miles before reaching Berhill. At the junction, turn left onto the A39 and then almost immediately left again onto the A361 before turning left onto the no through road of Combe Hill Lane. Follow the track until you reach the land on the left-hand side denoted by our "For Sale" board.

LVC/25/04/2023



01935 382901

Symonds & Sampson LLP  
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