

An aerial photograph of a rural landscape. A large, irregularly shaped plot of land is outlined with a thick red line. The plot is mostly dry, yellowish-brown fields with some green trees and shrubs. To the north of the plot is a cluster of houses and buildings. To the east is a large, open field. To the south is a body of water. The overall scene is a mix of residential and agricultural land.

Symonds
& Sampson

Land at Ashill
Cullompton, Devon

Land at Ashill

Cullompton

Devon

EX15 3NN

Two parcels of permanent pasture located in a desirable and easily accessible position within the village of Ashill, suitable for a wide range of livestock, equestrian and amenity uses, extending to approximately 2.35 acres (0.95 hectares). For sale by Informal Tender.

- 2.35 acres (0.95 hectares)
 - Peaceful rural location
 - Easily accessible position
 - Suitable for a range of uses
- Available as a whole or prospective purchasers are invited to put forward alternative lotting arrangements
- Tenders to be submitted by Wednesday 30 September 2026 at 12 noon

Guide Price

£40,000

Freehold

Yeovil Agricultural

01460 200791

JDown@symondsandsampson.co.uk



THE LAND

This sale presents prospective purchases with an exciting opportunity to acquire two parcels of permanent pasture located in a desirable and easily accessible position within the village of Ashill.

The land comprises two enclosures of gently sloping permanent pasture enclosed by mature hedge and tree lined boundaries. The land provides opportunity for a range of uses including livestock, equestrian and amenity purposes.

The land is understood to extend to approximately 2.35 acres (0.95 hectares).

LOTING

Available as a whole or prospective purchasers are invited to put forward alternative lotting arrangements.

SITUATION

The land is accessible via a gateway which can be accessed directly from the public highway known as Ashill Moor.

The village of Ashill is set immediately to the North and offers peaceful countryside scenery, local glamping, public house, and recreational facilities.

The closest town to Ashill is Cullompton which is set 5 ½ miles southwest and offers a of local amenities including shops, a supermarket, a primary school, doctors' surgeries, local pharmacies, and recreational facilities.

RIGHTS, EASEMENTS AND BOUNDARIES

The property is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in the General Remarks and stipulations or particulars of sale or not. The purchaser shall be deemed to have full knowledge of the boundaries of the ownership thereof.

There are no public rights of way crossing the land.

DESIGNATIONS

The land is located in:

SSSI Impact Risk Zone

Nitrate Vulnerable Zone for Groundwater



SERVICES

The land is connected to mains water.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, timber and mineral rights are understood to be owned, and are included in the sale insofar as they are owned by the vendor.

TENURE AND POSSESSION

Freehold with vacant possession on completion.

OVERAGE CLAUSE

The property will be sold subject to an overage development clause which will apply in the event that planning permission is granted (or general permitted development rights are exercised) at any point in the future for anything other than agricultural, horticultural or equestrian purposes. This will reserve to the Vendors or their successors in title an uplift representing 25% of any increase in value resulting from an alternative use planning consent. This will run for a period of 10 years from the date of completion.

SOLICITORS

Berensens
Carinna Parsons
01460 494100 / carinna@berensens.co.uk
14 Holyrood Street
Chard, Somerset, TA20 2AH

LOCAL AUTHORITY

Devon County Council

WHAT3WORDS

///waking.alerting.workforce

VIEWINGS

In daylight hours with particulars in hand, having first contacted the selling agent.

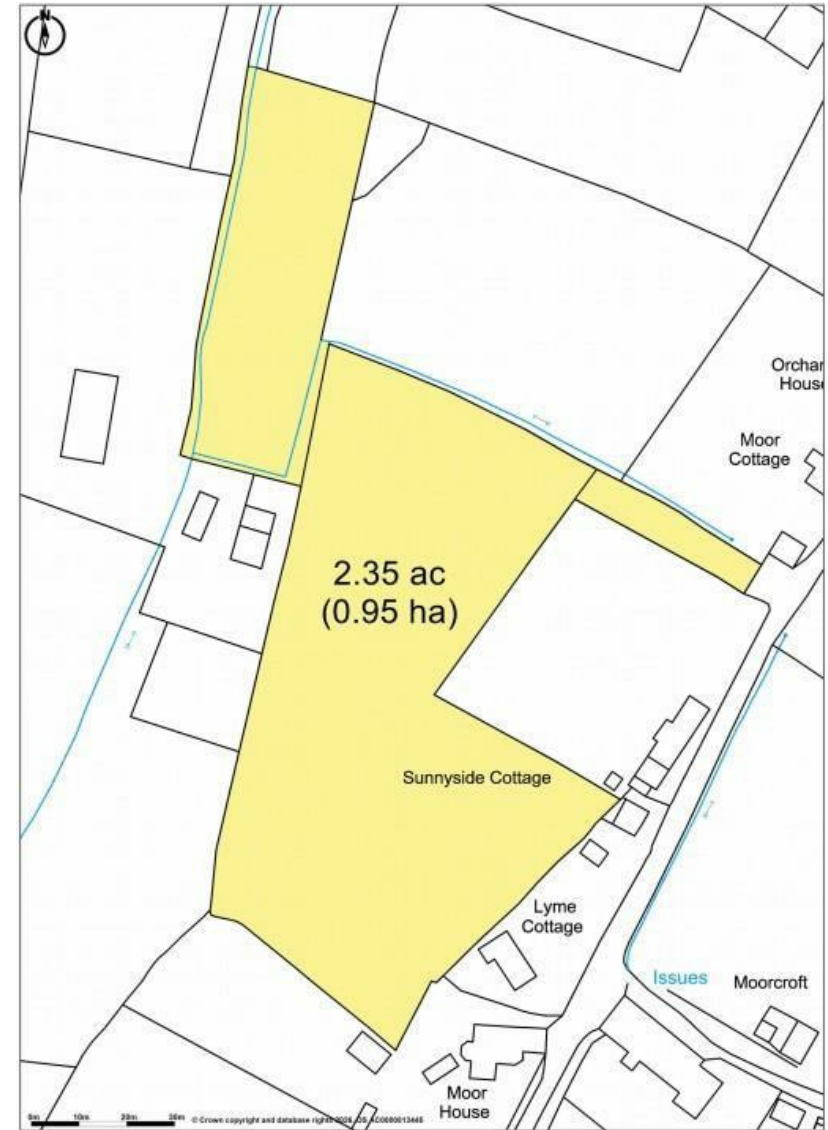
FLOODING

Part of the land is in a high-risk flood zone for surface water.

METHOD OF SALE

The land is for sale by Informal Tender as a whole. Tenders are to be submitted on the attached tender form and returned to our Yeovil office by Wednesday 30 September 2026 at 12 noon.

YeoAg/JED/18082026



01460 200791

JDown@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

INFORMAL TENDER FORM

Land at Ashill, Cullompton, Devon, EX15 3NN



To be submitted by 12 noon on Wednesday 30 September 2026
to Symonds & Sampson, 2 Court Ash, Yeovil, Somerset, BA20, 1HG OR by email to:
JDown@symondsandsampson.co.uk

Terms: Should you decide to submit an offer it should be submitted in writing upon the following basis:

1. Any offer should be for a fixed amount. No escalating bid or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
3. The Vendor does not commit to accept the highest or any offer.
4. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place.
5. You should state any conditions on which the offer is made, e.g. subject to survey, or subject to contract only.
6. Please mark the outside of the envelope or in the subject line of an email 'Tender – Land at Ashill'.
7. Envelopes and email attachments will not be opened before the deadline.
8. Timescale: The Vendor's solicitor will issue a draft contract within 28 days after acceptance of an offer.

Name (s):

Address:

Telephone:

Email:

Offer: £.....

Please Confirm the following:

a. Confirmation of funds enclosed/attached?: Yes No

If a mortgage is required, please confirm Building Society, enclose Mortgage in Principle and specify amount of deposit.

Name of Lender:

Agreement in Principle Enclosed/Attached?: Yes No Amount of Deposit: £.....

b. My/our solicitors are:

.....

c. If your offer is subject to sale conditions provide further information:

.....

.....

Signed: Dated:

