

# Land at Berhill

Ashcott, Bridgwater, Somerset



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# Land at Berhill

Ashcott  
Bridgwater  
Somerset  
TA7 9QN

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).



25.74 acres

- Productive arable land
- Far reaching views
- Mature hedge and tree lined boundaries
  - Road access
  - Grade 3
- For sale by Private Treaty

Guide Price  
**£320,000**

Freehold

Yeovil Agricultural  
01935 382901  
[LCarnell@symondsandsampson.co.uk](mailto:LCarnell@symondsandsampson.co.uk)





## 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 and is classified as Grade 3 on the Agricultural Land Classification Map.

## 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.

## SPORTING

Sporting rights are in hand and included in the sale.

## TENURE

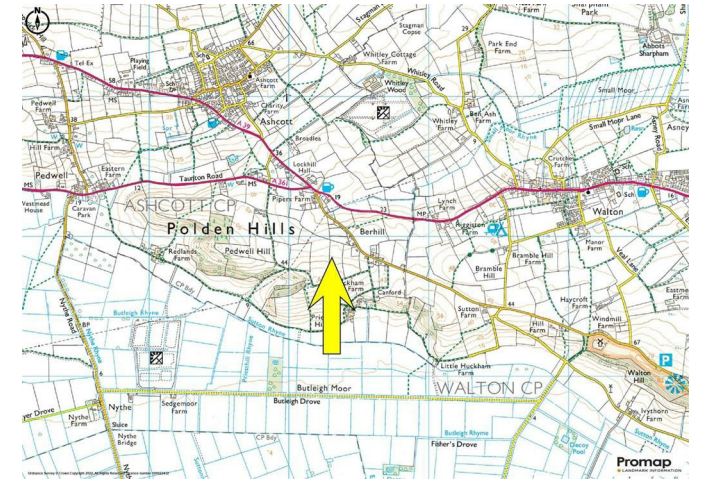
Freehold with vacant possession upon completion.

## VIEWING

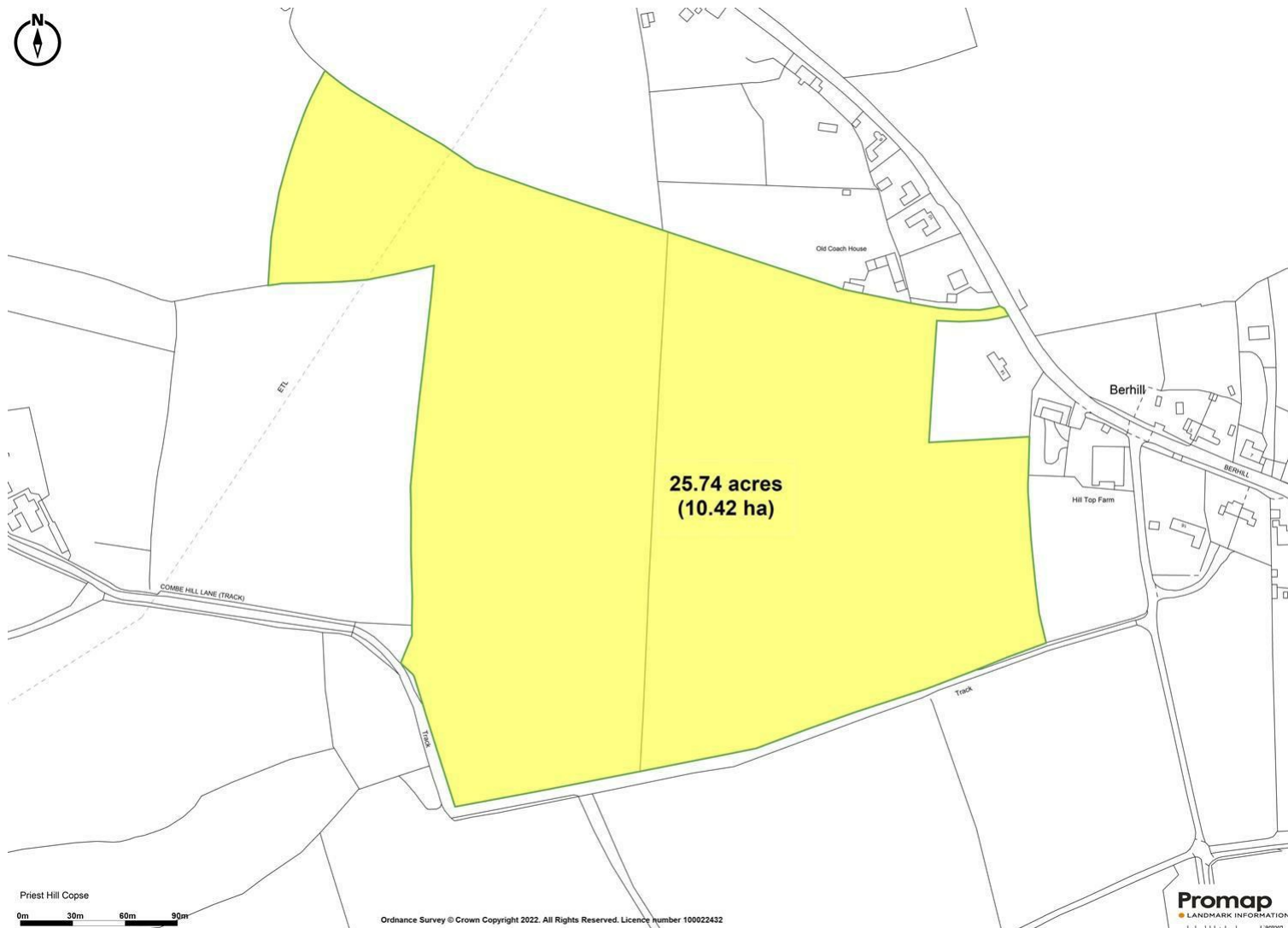
During reasonable daylight hours with a set of particulars in hand, having first informed the sole agents on 01935 382901.

## DESIGNATIONS

We are not aware of any designations affecting the land.







YeoAg/LMC/30012026



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