



Lower Nythe Farm
Ashcott, Bridgwater, Somerset, TA7 9BN

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Bridgwater 11 miles • Yeovil 18 miles • Taunton 17 miles
All distances are approximate

A productive livestock farm extending to approximately 220 acres with a versatile range of farm buildings and well proportioned farmhouse

5 bedroom farmhouse (requiring renovation)

Extensive range of modern and traditional farm buildings

Productive pasture land

In all 220 acres (89 hectares)

For sale by private treaty as a whole



Situation

Lower Nythe Farm is situated in a picturesque rural location close to the village of Ashcott, approximately 11 miles east of Bridgwater. Ashcott is a pleasant village with village hall, pub and church. Other larger conurbations (including Taunton and Street) are within easy driving distance. The M5 lies approximately 10 miles to the west providing a north/south link. The area boasts excellent walking and riding in the surrounding countryside.

The Farmhouse

Nythe Farm is approached from the highway over a private drive. The farmhouse would benefit from improvement and updating.

Buildings

A versatile range of modern and traditional buildings which are currently used as dairy buildings and some of which were formally used for pig rearing:

Numbers refer to the block plan:

- 1 – calf rearing shed
- 2 – machinery store
- 3 – 3 x loose yards
- 4 – 2 x loose yards
- 5 - cubicle house
- 6 – silage pits

7 – collecting yard

8 – milking parlour (10:10 herringbone) and bulk tank room

9 – former cow stalls

10 – two storey traditional building

11 – covered yards

12 – silage pit

13 – pig building

14 – pig building

15 – pig building

16 – farrowing pens

17 – general purpose building



The Land

Situated in a ring fence, the land is split into level paddocks which are mainly enclosed within mature hedgerows. The land has mainly been used for grazing as well as hay and silage making, there are some parcels of arable capable land. The land benefits from access via a track running from Lockyer Drove. The soil is predominately fen peat soils with some slightly acid loamy and clayey soils with impeded drainages to the north. The land is classified as Grade 2 on the Agricultural Land Classification map.

Services

The farmhouse and farm buildings are connected to mains water and electricity. There is also borehole water to the land and buildings. The purchaser should make their own investigations into the cost of connections if required.

Public Rights of Way

Public footpaths cross the land as shown on the sale plan.

Agricultural Schemes

Basic Payment Scheme Entitlements are included in the sale subject to paying the agents' cost to transfer. The current year's payment will be retained by the vendors. The land is not in a Countryside Stewardship Scheme.





LOWER NYTHE FARM

Approximate Gross Internal Area:
275.5 sq.m. / 2966 sq.ft.

For identification purposes only, not to scale.

Designations

We are not aware of any designations currently affecting the land.

Local Authority

Sedgemoor District Council. Tel: 0300 303 7800

<https://www.sedgemoor.gov.uk/>

Tenure and Possession

Freehold with vacant possession upon completion.

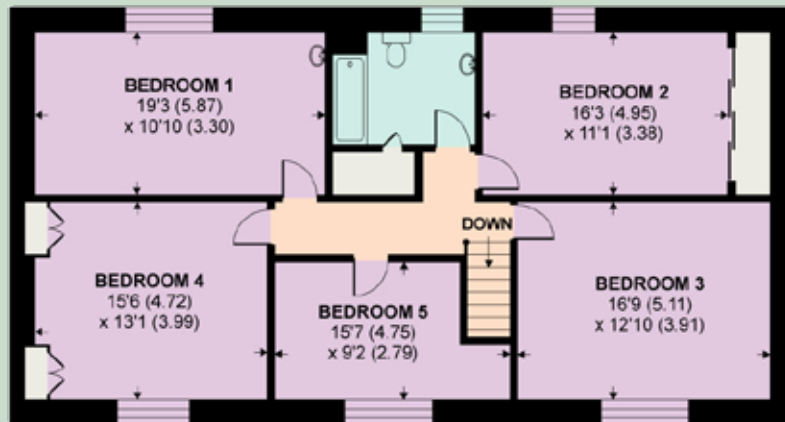
Sporting rights are in hand and included.

Directions

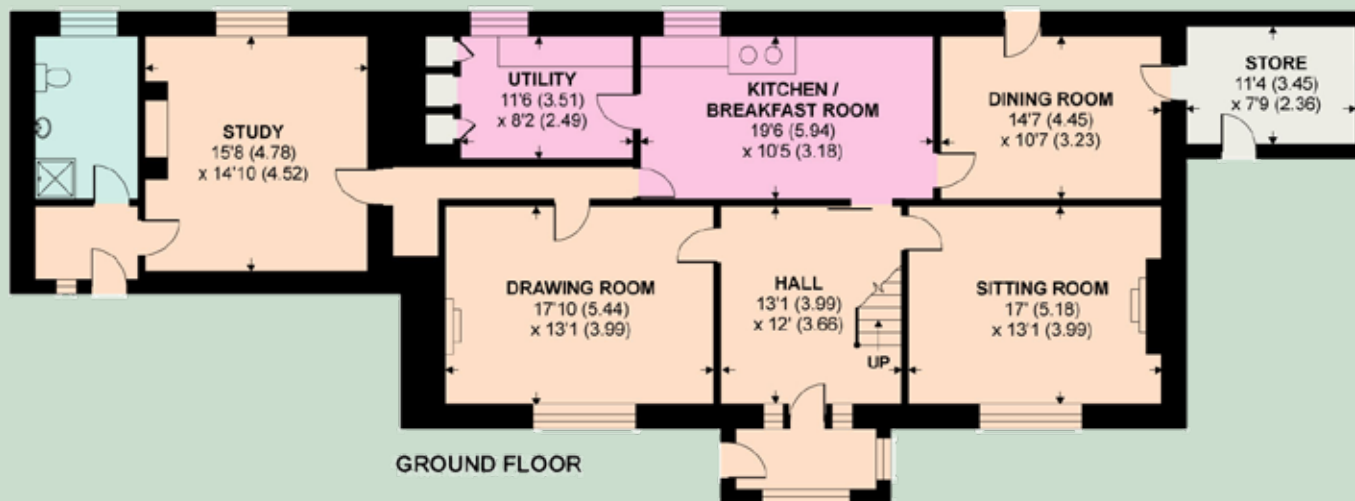
From Street take the A39 towards Bridgwater. After approximately 2 miles, turn left onto the A361 Taunton Road. After approximately 1 mile, turn left onto Nythe Road. After approximately 1 mile, turn right onto Lockyer Drive. The farm is located on the right hand side at the end of Lockyer Drive.

Viewings

All viewings strictly by appointment with the Vendors' Sole Agents.

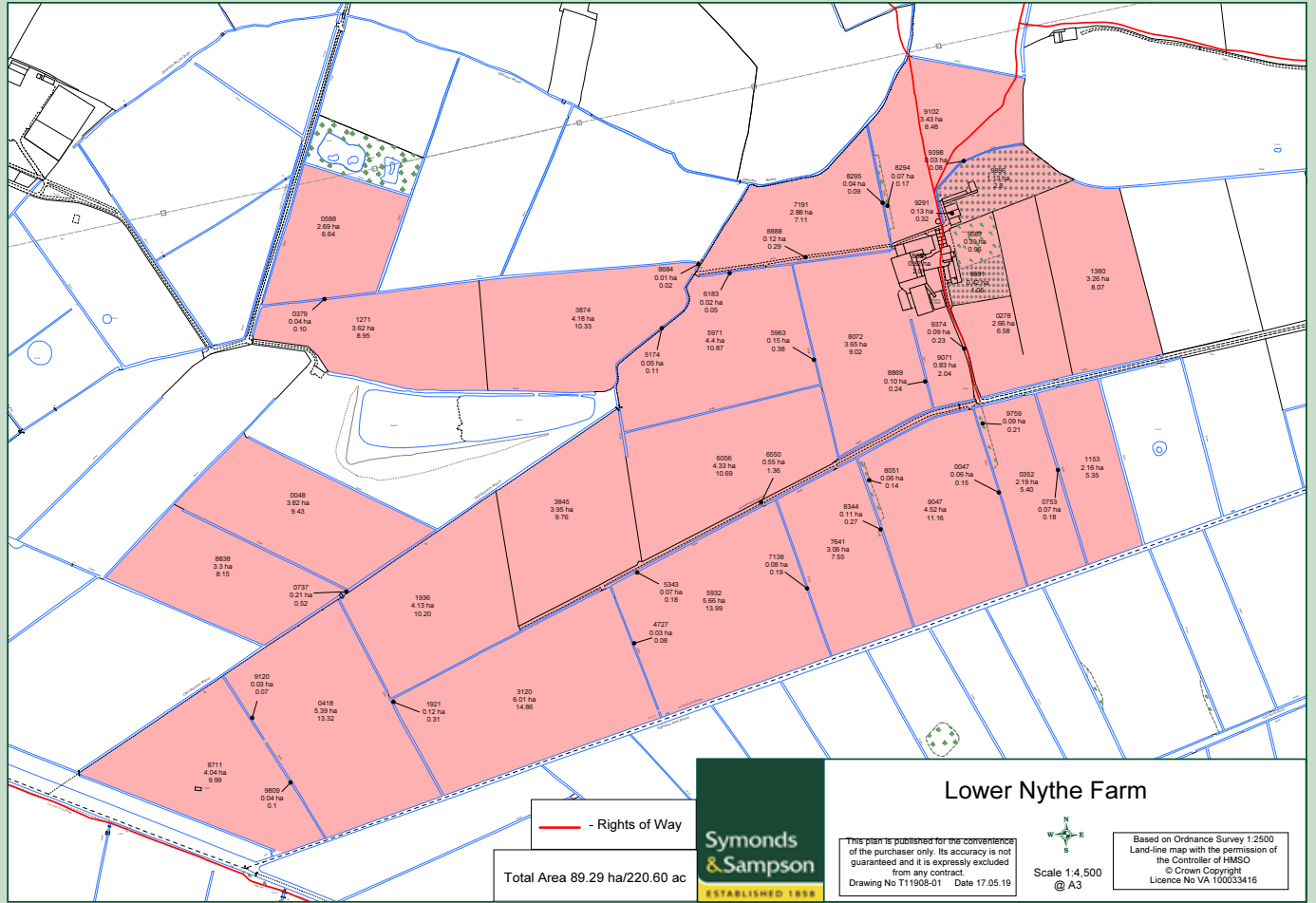


FIRST FLOOR



GROUND FLOOR





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