

gth



LOWER NYTHE FARM

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Ashcott, Bridgwater, Somerset, TA7 9BN

Bridgwater 11 miles; Taunton 18miles; M5 Junction (23) 9 miles



An opportunity to acquire a ring fenced versatile livestock farm on the Somerset Levels and Moors comprising a detached five bedroom property together with a range of traditional and modern agricultural buildings, set in a total of 220.63 acres (89.29 ha) of level permanent pasture. The property also has the benefit good road access and no onward chain.

Guide Price £1,750,000 as a whole

Viewing by appointment only through the Sole Agents:-
Greenslade Taylor Hunt, Sedgemoor Auction Centre, North Petherton, Bridgwater, TA6 6DF
Tel: 01278 410250 Email: paul.ashton@gth.net

INTRODUCTION

Lower Nythe Farm comprises a substantial five bedroom detached dwelling, a range of useful agricultural buildings and productive pasture land all in a ring fence and would be well suited to a range of livestock enterprises, amenity, environmental or equestrian uses, subject to any necessary statutory consents.

The property is being offered for sale by Private Treaty as a whole.

SITUATION

The property is situated in a peaceful rural location in close proximity to the village of Ashcott, which offers a pub, primary school, church and village hall. The town of Bridgwater is situated 11 miles to the east and the county town of Taunton is situated 18 miles to the south west. Junction 23 of the M5 Motorway is situated 9 miles to the east.

DESCRIPTION

The main residence comprises a detached property which is now in need of internal renovation/modernisation throughout, affording potential purchasers an opportunity to enhance the property to their liking. The accommodation is available over two floors and is more particularly described as follows: -

On the ground floor

Entrance Door to **Porch** leading to **Hallway** with stairs to first floor, **Living Room** with fireplace, **Family Room**, **Kitchen/Dining Room** with **Pantry** off, **Utility**, **Office** with fireplace and with door giving access to **Ground Floor Shower Room** with WC, wash basin and shower cubicle. **Rear Hallway** with door to outside.

On the First Floor

Five Bedrooms with connecting **Hallway** and **Family Bathroom** with WC, wash basin and bath.

Outside a lawned **Garden** area to three elevations and detached single **Garage**.

For full details of measurements please refer to the floor plan.



Agricultural Buildings

Situated immediately to the north and west of the residence is a large range of modern and traditional buildings, which the current owners have used for agricultural and livestock purposes. A number of the buildings are of modern construction and offer an opportunity to carry out a wide range of uses. The traditional buildings offer an opportunity for conversion to residential units or other alternative uses, subject to obtaining the necessary consents. The buildings can be more particularly described as follows, with numbers corresponding with the building plan:

Building 1:- 22.86m x 41.15m. Steel portal frame **Cubicle Building** for 124 with concreted floor, chalk beds, concrete block walls with yorkshire boarding over and cement fibre sheet roof.

Building 2:- 22.86m x 12.19m. **Silage Clamp** with concreted floor and concrete panel walls

Building 3:- 27.43m x 36.58m. Triple span steel portal frame **Silage Clamps** with concreted floors, concrete panel walls with part box profile sheet over and cement fibre sheet roofs.

Building 4:- 30.78m x 5.38m. **Collecting Yard/Parlour/Dairy** with concreted floor, concrete block walls and clay tile roof.

Building 5:- 16.84m x 5.41m. **Store** with concreted/stone floor, concrete block/stone walls and clay tile roof.

Building 6:- 4.14m x 3.87m. **Store** with concreted floor, concrete block walls and cement fibre sheet roof.

Building 7:- 14.20m x 6.00m. **Store** with concreted floor, concrete block walls and clay tile roof with 3.50m x 11.90m lean to of the same construction off.

Building 8:- 15.24m x 54.86m. **Livestock Building** of steel portal frame construction with stone/concreted floor, concrete block walls with yorkshire boarding/box profile sheet over and cement fibre sheet roof.

Building 9:- 8.68m x 12.02m. **Livestock Building** of steel portal frame construction with concreted floor, concrete block walls and cement fibre sheet roof.

Building 10:- 9.54m x 13.72m. **Machinery Store** of steel portal frame construction with concreted floor, concrete block walls and cement fibre sheet roof.

Building 11:- 10.62m x 15.45m. Three **Loose Boxes** with covered and loafing areas with concreted floors, concrete block walls and cement fibre sheet roof.



Building 12:- 10.22m x 10.64m **Loose Box** comprising covered and loafing areas with stone floor, concrete block walls and cement fibre sheet roof.

Building 13:- 13.73m x 8.83m. **Livestock Building** of steel portal frame construction with concreted floor, concrete block/cement fibre sheet walls and cement fibre sheet roof.

Building 14:- 8.78m x 18.18m. **Livestock Building** of steel portal frame construction with concreted/dirt floor, concrete block walls and cement fibre sheet roof.

Building 15:- 8.78m x 17.81m. **Livestock Building** of steel portal frame construction with concreted/slatted floor, concrete block walls and cement fibre sheet roof.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F		
1-20	G	16 G	

Building 16:- 36.34m x 4.81m. **Livestock Building** of steel portal frame construction with concreted/slatted floor, concrete block walls and cement fibre sheet roof.

Building 17:- 8.87m x 13.58m. **Livestock Building** of steel portal frame construction with concreted/slatted/dirt floor, concrete block walls and cement fibre sheet roof.

Building 18:- 200 tonne **Feed Bin** with corrugated galvanised iron walls and roof

The Land

The land comprises a ring-fence block of agricultural pasture land which extends in total to 220.63 acres (89.29 hectares). The land is level in gradient and is bordered by boundary ditches, some with hedges. The land itself is productive permanent pasture, which is



classified as mainly Grade II, with a small area of Grade IV under the DEFRA Land Classification Map and comprises mainly fen peat soils with a small area of slightly acid loamy and clayey soils with impeded drainage to the north. An apple orchard lies to the north and east of the dwelling.

SERVICES

Mains electricity and water are connected to the dwelling and farm buildings and borehole water is connected to the farm buildings and land.

OUTGOINGS

Somerset Council Tax Band 'G'.

DIRECTIONS

From Junction 23 of the M5 motorway take the A39 towards Glastonbury. After 1¼ miles at the traffic lights turn left towards Glastonbury. After 6 miles turn right at The Albion Inn and at the end of this road turn right and then immediately left towards the Animal Rescue Centre. After 1 mile turn right onto Lockyer Drove and the farm is located at the end of this drove on the right.

WHAT.3.WORDS

For the exact location download the app and enter;

///hence.trees.laws

TENURE AND POSSESSION

The property is of a freehold tenure with vacant possession available on completion and with no onward chain.

STATUTORY DESIGNATIONS

We are not aware of any Statutory Designations that affect any of the land or property.

TOWN AND COUNTRY PLANNING

The land, notwithstanding any description contained in these particulars is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

HEALTH AND SAFETY

Our Health and Safety policy requires that all interested parties undertaking viewings, if accompanied by a member of GTH staff, must wear their own Personal Protective Equipment (PPE). If interested parties do not adhere to our policy and view the property unaccompanied (or without PPE) then they do so at their own risk, and we/the seller cannot be held liable for any personal injury or claim for compensation.

RIGHTS OF WAY

There are public footpaths which cross the land, as indicated by the dashed line on the site plan.

SUBSIDIES AND GRANTS

The land is currently subject to a Sustainable Farming Incentive Agreement., however, this agreement is not transferable to any new purchaser.

WAYLEAVES AND EASEMENTS

The property is sold and so far as required by the Vendors will be conveyed subject to all easements, quasi-easements, privileges and advantages (whether way of water, drainage, light or laying and maintaining water and other pipes or mains of any nature whatsoever) for the benefit of any other property as the owner, tenants or occupiers thereof now or have been accustomed to use, enjoy or exercise. The property is sold subject to all easements and wayleaves of telegraph and telephone poles and stays and wires, and electric pylons, pipes (whether poles and cables, water, gas and other referred to in these Particulars or not) erected on and passing over or under the property, and subject to the Agreements affecting the same (if any) and to the Town and Country Planning Scheme, or County, Local Authority or any other statutory body affecting the same.

FLOODING

The northern part of the farm, including the dwelling and farm buildings has a low or very low flood risk, whereas the southern part of the farm has a generally high or very high flood risk and is prone to seasonal flooding.



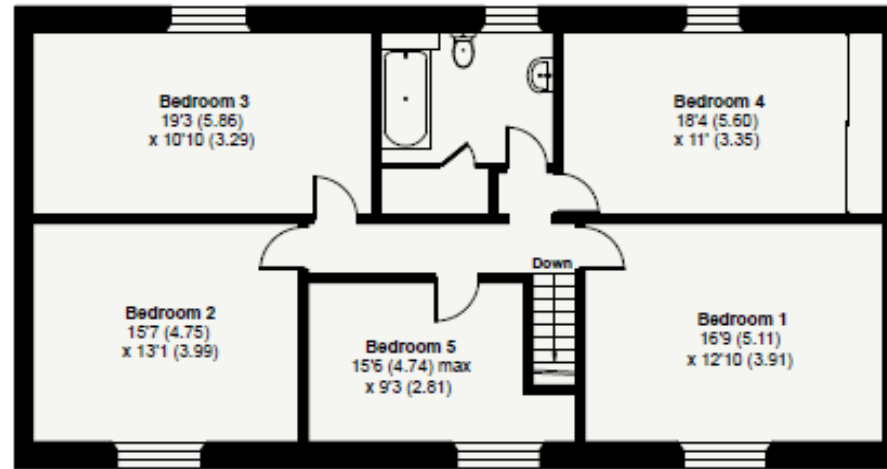
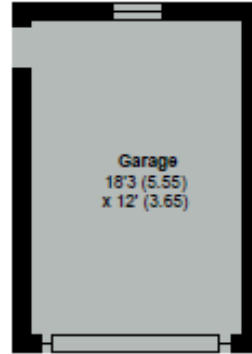
Lower Nythe Farm, Nythe, Ashcott, Bridgwater, TA7 9BN

Approximate Area = 2713 sq ft / 252 sq m

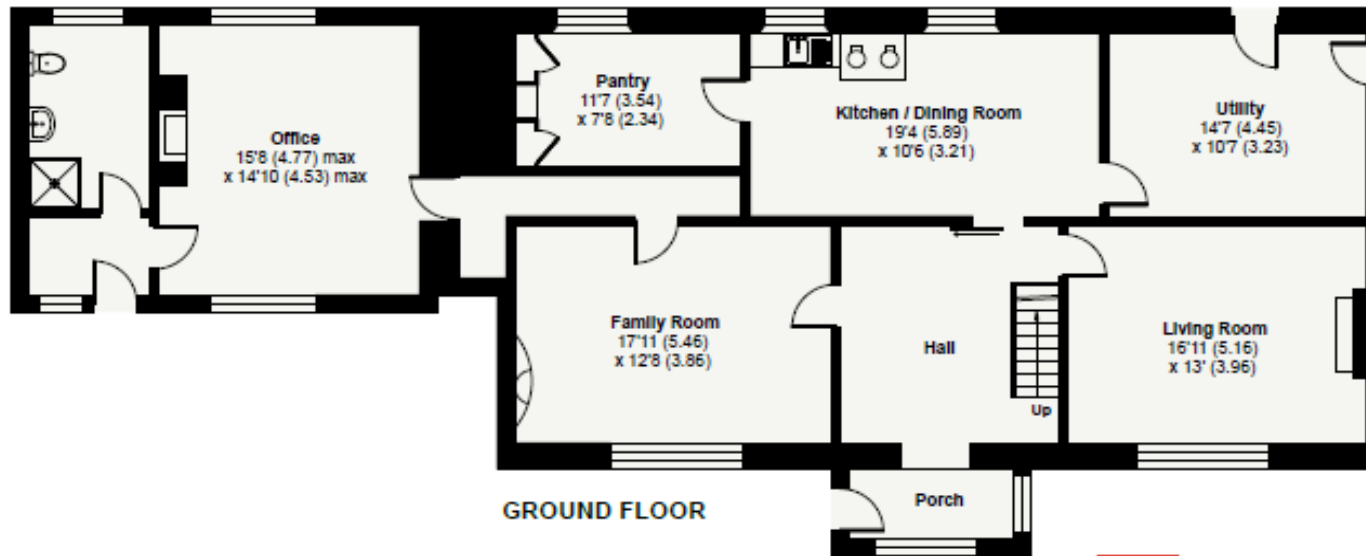
Garage = 218 sq ft / 20.2 sq m

Total = 2931 sq ft / 272.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1469034



LOCAL AUTHORITY

Somerset Council, County Hall. The Crescent, Taunton, Somerset, TA1 4DY. Tel: 0300 123 2224

SPORTING AND MINERAL RIGHTS

The sporting rights and mineral rights are in hand and are included as part of the freehold sale.

CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

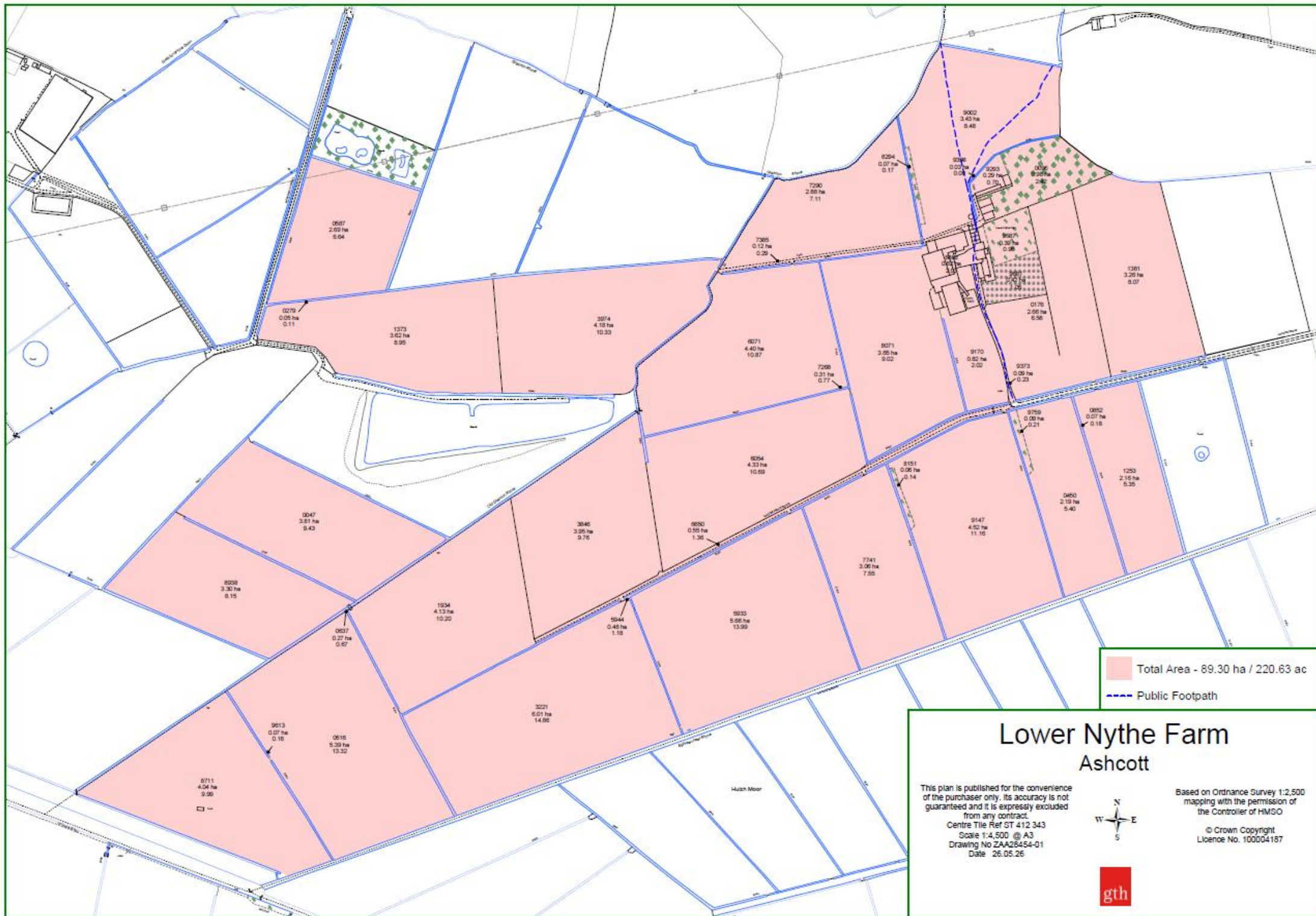
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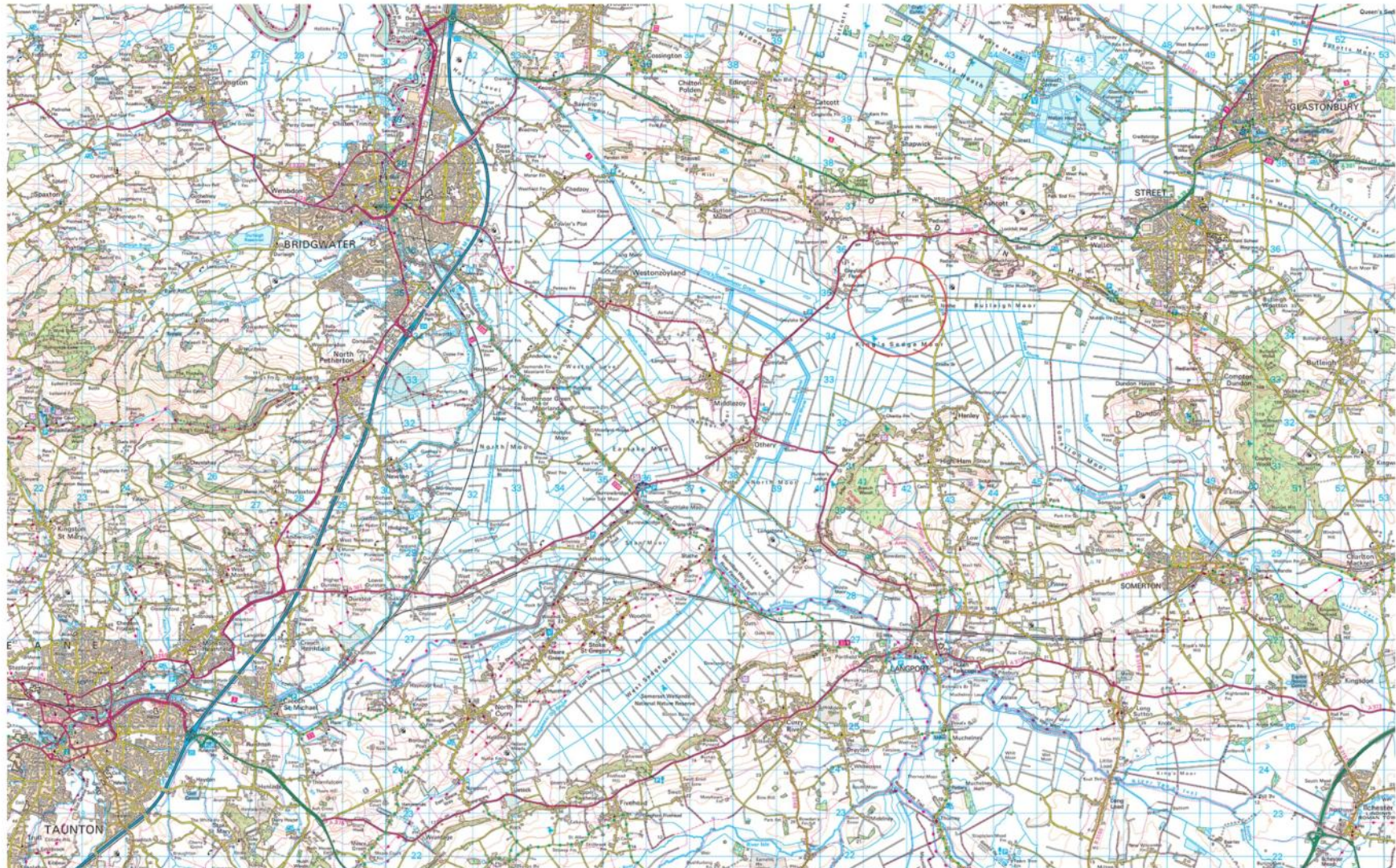
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2 km
Scale 1:110000 (at A4)
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