



Land at Ashcombe Farm

Upper Swainswick, Bath

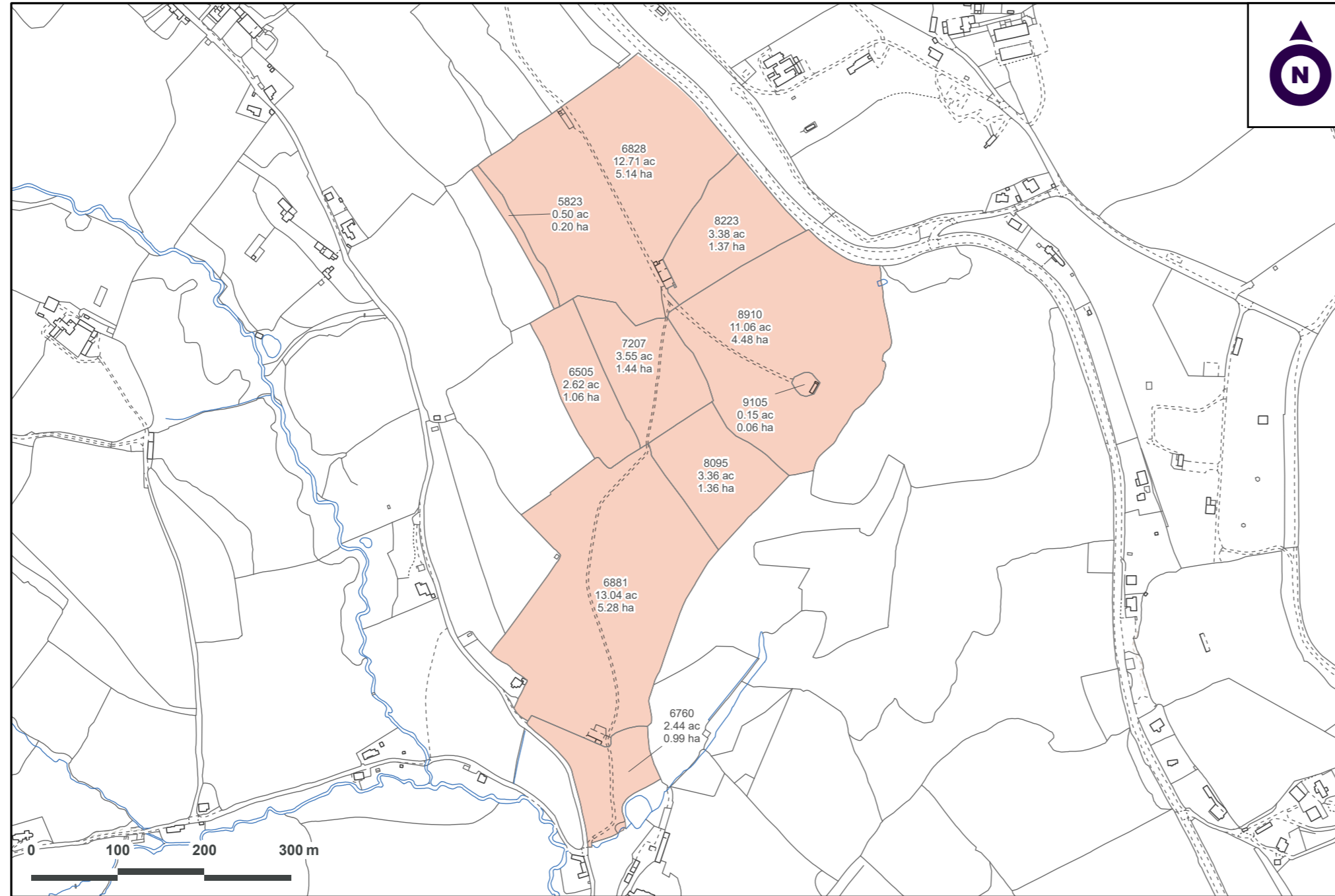
**Carter Jonas**

# Land at Ashcombe Farm Upper Swainswick Bath BA1 8AL

A prime block of permanent pasture and farm buildings set within rolling countryside on the outskirts of Bath.

A productive block of permanent pasture situated on the edge of Bath, offering roadside access, a useful selection of farm buildings and far-reaching countryside views.

For sale by private treaty as a whole.



© Crown Copyright and database rights 2026 OS 100004458



## Location

Ashcombe Farm enjoys an appealing position to the north of Upper Swainswick, lying just beyond the village of Langridge and a short distance from the northern outskirts of Bath. Set within a highly desirable sweep of countryside, the land benefits from both its peaceful rural surroundings and excellent connectivity to the city. Access is gained from Tadwick Lane, a quiet country road serving a cluster of rural properties, while the farm also borders the A46 along its northern boundary, providing swift links to Bath, Junction 18 of the M4, and the wider South West region. The area is characterised by rolling pastureland, mature hedgerows and far reaching views, creating an attractive and sought after rural setting within easy reach of amenities.

## Property

The land at Ashcombe Farm comprises approximately 52.82 acres (21.38 ha) of productive pasture, enclosed by mature hedgerows. The holding includes a steel framed barn positioned to the south, together with a small cluster of breeze block shelters and a concrete yard to the north. The land has been grazed by sheep and cattle in recent years and is therefore generally well fenced.

## Method of Sale

The land is offered for sale via private treaty as a whole.

## Tenure & Possession

The freehold is offered for sale with vacant possession on completion.

## Services

The land at Ashcombe Farm does not benefit from any mains services. However, a natural spring is present on the holding, which has historically flowed year round and provides a source of water for livestock.

## Wayleaves, Easements & Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## Designations

The land is situated within the Avon Greenbelt and the Cotswolds Area of Outstanding Natural Beauty

## Environmental Stewardship

There are no current Environmental Stewardship agreements on the land.

## Health & Safety

We ask that you be as vigilant as possible when making your inspection for your own personal safety.

## Sporting Timber & Mineral Rights

The sporting, timber and mineral rights are included within the sale insofar as they are available.

## Local Authority

Bath and North East Somerset (B&NES)  
[www.bathnes.gov.uk](http://www.bathnes.gov.uk)

## Viewings

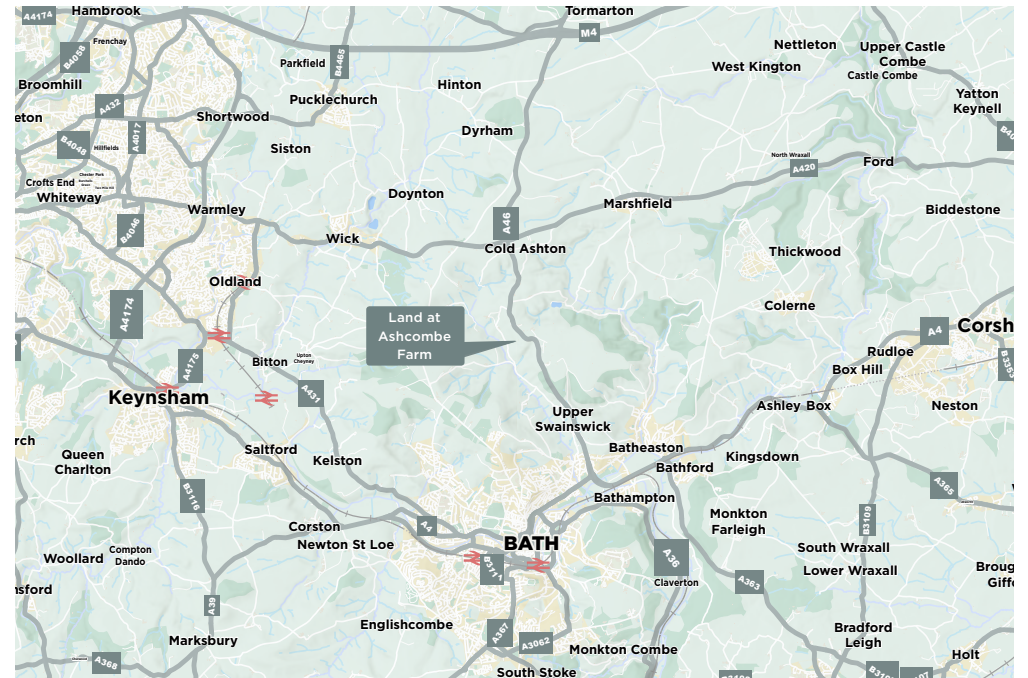
By prior appointment with the vendor's agents Carter Jonas 0117 922 1222.

## Directions

Continue on the A46 until reaching the left hand turning for Upper Swainswick. Follow Tadwick Lane for approximately 1.2 miles, where the entrance to the farm will be found ahead on the right-hand-side.



/// stated.cocoons.waged



## Bristol

07801 666 177 | [arthur.chambers@carterjonas.co.uk](mailto:arthur.chambers@carterjonas.co.uk)  
07815 489 452 | [ella.morrison@carterjonas.co.uk](mailto:ella.morrison@carterjonas.co.uk)  
St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

## Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

[carterjonas.co.uk](http://carterjonas.co.uk)

Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S  
INTERNATIONAL REAL ESTATE