

For Sale

92.24 acres (37.33 hectares)

Cereal Land at

Cannings Cross, All Cannings,
Devizes, Wiltshire SN10 3NP

Freehold with Vacant Possession

Offers invited exceeding £1,000,000



For Sale

About 92.24 acres easily worked south facing cereal ground in one large enclosure with a long road frontage. The land is primarily a Grade 2 / 3 chalk soil.

Access

Access is directly from the C road passing the land.

Method of Sale

The freehold is offered for sale by private treaty with vacant possession upon completion on 29th September 2016.

Basic Payment Entitlements

The Entitlements will be available to the purchaser at market value in addition to the purchase price.

BPS & Environmental Schemes

The vendor will retain the 2016 Basic Payment. The purchaser will be required to meet Cross Compliance until 31st December 2016.

The land is not in an environmental scheme; it does lie in a Groundwater NVZ.

Sporting & Mineral Rights

The Sporting & Mineral Rights are in hand and included in the sale.

Rights of Way

A bridle path crosses the land as shown on the plan.

There are no other rights of way or easements etc that we are aware of.

Iron Age Settlement

There is believed to have been an Iron Age Settlement on or near the land. The land is not designated as an Ancient Monument.

Previous Cropping

The land is currently in winter wheat. Most of the land was planted to oil seed rape for the 2015 harvest and another wheat crop prior to that.

Holdover

In the event that the growing crop has not been harvested prior to completion the vendor will require a right of holdover.

Vendor's Solicitors

Thrings, 2 Queen Square, Bath BA1 2HQ. Tel 01225 340000. For the attention of Neil Barbour.

Services

A private or mains water supply can be made available; mains electricity and telephone supplies are understood to be available nearby.

There is a private water main crossing the land.

Location

Between Devizes, Pewsey & Marlborough on the southern slopes of the Wiltshire Downs and the northern edge of the Pewsey Vale in the North Wessex Downs AONB.

Directions

Leave Devizes on the A361 heading towards north. On the edge of town follow the road for Horton & Allington. Continue for about 3 miles and the land will be on your left.

Viewing

At any time in daylight hours with a copy of these sale particulars in hand.

Enquiries

All enquiries should be made to Mark Webb or Libby Barron at WebbPaton on 01793 842055.

For Sale

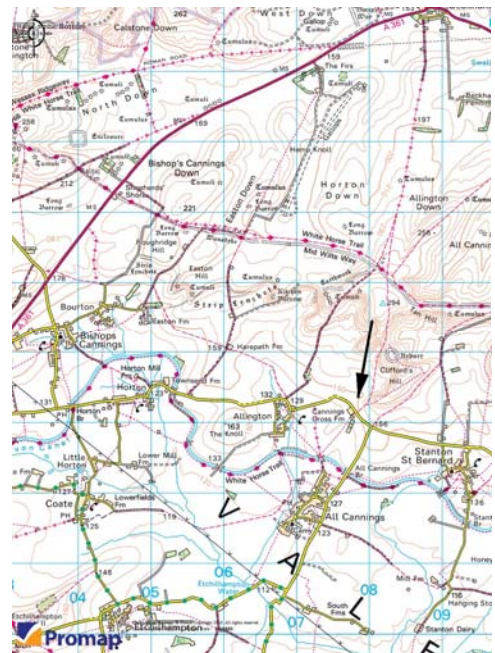
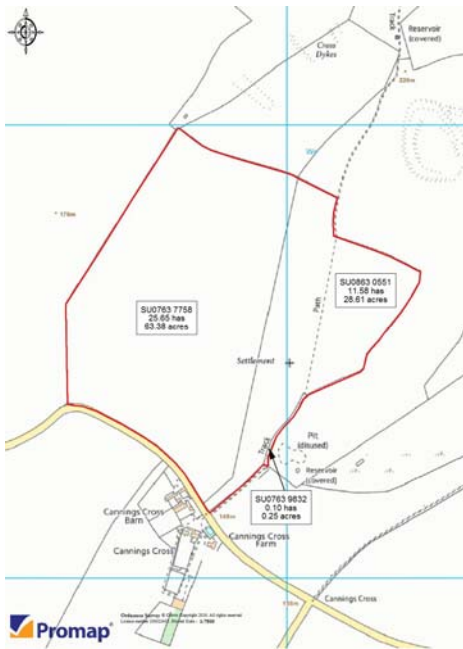
Land at All Cannings, Devizes, Wiltshire

webbpaton



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