

FOR SALE

LAND AT WEBBS WOOD, BRINKWORTH, SN15 5EF

(approx. postcode)

6.68 acres (2.70 hectares) of land
Freehold with Vacant Possession

OFFERS IN EXCESS OF £85,000

Royal Wootton Bassett – 2.5 miles | Malmesbury – 6 miles

Swindon City Centre - 7 miles

(All distances are approximate)

Land Details

A unique opportunity to purchase a single parcel of land which benefits from two buildings historically used for agricultural and storage purposes. The property is surrounded by a mixture of boundary hedgerows and mature trees and some fencing. Currently overgrown, the land has previously supported a range of small scale agricultural enterprises, however it is being offered free from overage clauses and could be suitable for a variety of alternative uses, subject to obtaining the necessary consents. These may include equestrian, environmental or amenity purposes.

Access

Access to the property is obtained from the public highway to the north known as Wood Lane. The entrance to the property is located on the left hand side of the single access track leading to Webbs Wood from Wood Lane.

Services

The property benefits from a mains water connection. As far as we are aware, the property does not benefit from any other services.

Location

What3Words: <https://w3w.co/hoped.encloses.perch>

Marked with a red circle on the location plan.

Rights of Way and Easements

The access to the property is subject to a bridleway. As far as we are aware, there are no other rights of way or easements crossing the property.

Sporting & Mineral Rights

The Sporting & Mineral Rights are in hand and included in the sale so far as they are owned.

Tenancies and Agreements

The property is owner occupied. Vacant Possession will be available on completion.

Designations and Environmental Matters

The neighbouring woodland known as Webbs Wood, is designated as an ancient woodland.

The western part of the property adjoining Wood Dridge Brook lies within a level three flood zone.

The property has an Agricultural Land Classification of Grade 4.

Method of Sale

The freehold of the property is offered for sale as a whole by private treaty with vacant possession.



Viewings

Interested parties may inspect the land at any time during daylight hours provided they carry a copy of the particulars with them. As the property is overgrown and dilapidated in areas, interested parties are requested to be exceptionally careful and vigilant when viewing the property. The vendor and their selling agents cannot be held liable for any injuries sustained during viewings. All viewing parties are reminded it is their decision as to what they deem safe to inspect and to do so is at their own risk.

Directions

From junction 16 of the M4, take the A3102 signposted to Royal Wootton Bassett. At the roundabout, take the second exit onto Swindon Road to Royal Wootton Bassett. At the next roundabout, take the second exit onto the A4042/Brinkworth Road signposted to Malmesbury. Follow this road for approximately 2.8 miles until you reach the Callow Hill crossroads. At the crossroads, take the right turn onto Wood Lane heading north. After half a mile, the access to the property will be on the right hand side. Proceed down the access track and after 100m the entrance to the property will be on the right hand side.

Enquiries and Further Information

All enquiries should be made to George King at WebbPaton, The Dairy, Hook SN4 8EF. Telephone: 01793 842055. Email: gking@webbpaton.co.uk

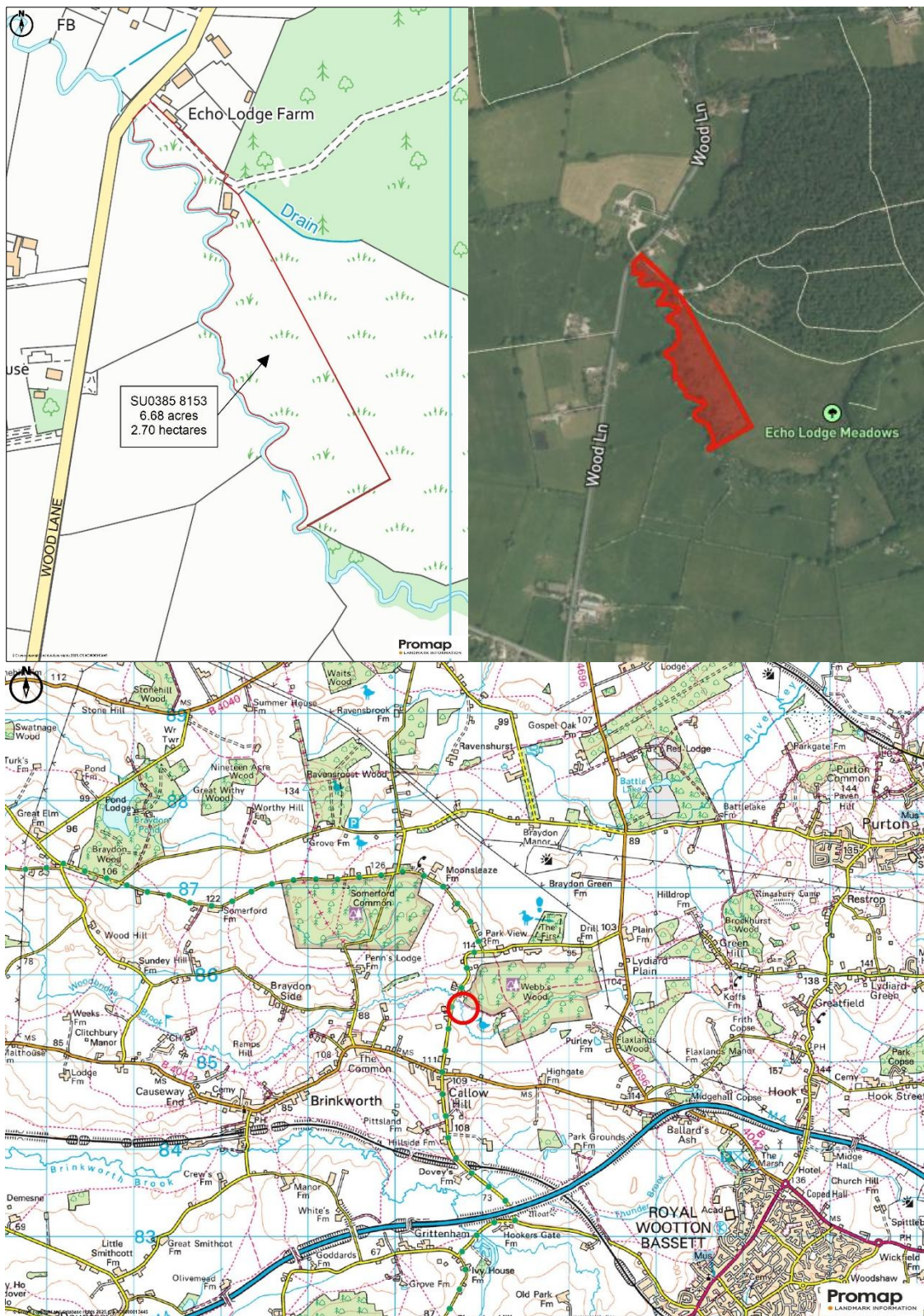


LAND AT WEBBS WOOD
WOOD LANE, BRINKWORTH
WILTSHIRE, SN15 5EF

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LAND AT WEBBS WOOD, BRINKWORTH, SN15 5EF

6.68 acres (2.70 hectares) of land in the Wiltshire countryside



IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

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