

FOR SALE

LAND AT RODBOURNE, MALMESBURY, SN16 0EX

(approx. postcode)

2.35 acres (0.95 hectares) of land
Freehold with Vacant Possession

GUIDE PRICE £150,000

Malmesbury – 2.5 miles | Chippenham – 6 miles

Royal Wootton Bassett – 8.5 miles

(All distances are approximate)

Land Details

A unique opportunity to purchase a secluded parcel of predominately grassland ideally suited for equestrian or amenity purposes. The land benefits from a timber field shelter, mains water connection and a recently installed three phase electricity supply.

There is a small copse of broadleaf woodland, 0.22 acres, at the western end of the parcel, and a small historic pond situated halfway along the southern boundary. Otherwise, the land is bordered by a mixture of mature native hedgerows and mature trees, with some fencing in places.

The land has historically been used as pony paddocks, hay cropping and amenity use. It is being offered free from overage clauses and could be suitable for a variety of alternative uses, subject to obtaining the necessary consents.

Access

Access to the land is obtained from the public highway to the north, known as Rodbourne Road. The entrance to the property is located approximately 100m from the unclassified road on the left hand side via a council controlled single access track.

Services

The property benefits from a mains water connection and a three phase electricity supply. As far as we are aware, the land does not benefit from any other services, however we understand there is good mobile signal, including 5G coverage.



Location

What3Words online platform reference:

<https://what3words.com/cropping.altitude.weekends>

Marked with a red circle on the location plan.

Rights of Way and Easements

None as far as we are aware.

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 property has an Agricultural Land Classification of Grade 3. No other designations as far as we are aware.

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. 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 17 of the M4, head north on the A429 for approximately one and a half miles. At the roundabout, take the second exit and stay on the A429 for another one and a half miles. In the village of Coston, take the right turn onto Corston Road. After half a mile, take the right turn onto the unclassified road and the land will be on the left after approximately 100m.

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

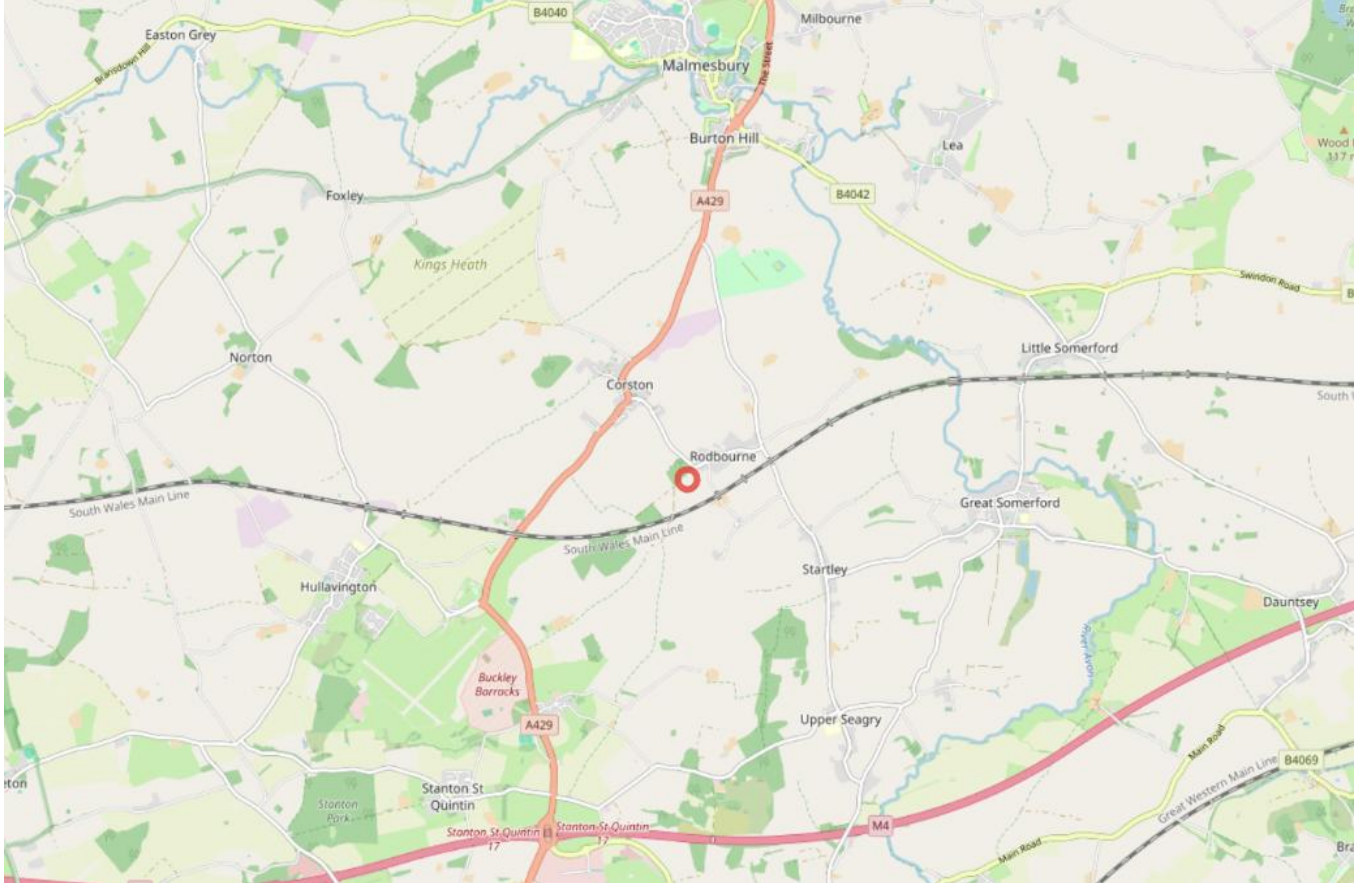


LAND AT RODBOURNE
MALMESBURY,
WILTSHIRE, SN16 0EX

webbpaton

LAND AT RODBOURNE, MALMESBURY, SN16 0EX

2.35 acres (0.95 hectares) of land situated 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.