

AJW

LAND & DEVELOPMENT

FOR SALE

PASTURE Paddock

MINETY, MALMESBURY, WILTSHIRE

EXTENDING TO 1.40 ACRES

For Sale by Private Treaty



Minety, Malmesbury

1.40 acres

LOCATION

The property is situated within the village of Minety off the B4040 which is located six miles to the west of the town of Malmesbury and six miles to the east of the town of Swindon.

DESCRIPTION

The property comprises a well maintained level pasture paddock bounded by mature hedgerows and stock proof fencing, extending in all to about 1.40 acres (0.57 hectare). A public footpath crosses part of the property. Access is off Station Road along a private drive with access rights. The land is ideally suited for equestrian, agricultural or amenity use. The MINE52 Bridleway is situated in close proximity of the property providing excellent hacking opportunities.

SERVICES

There is mains water available through a water trough. The meter is situated in the roadside verge. An overhead powerline crosses the property for which Wayleave payments are currently received.

VIEWING

At any reasonable time with a copy of these sale particulars.

PLANNING

The land is situated in the village and maybe suitable for residential development subject to planning permission. No overage will be imposed on the land sale.

METHOD OF SALE

For Sale by Private Treaty.

TENURE

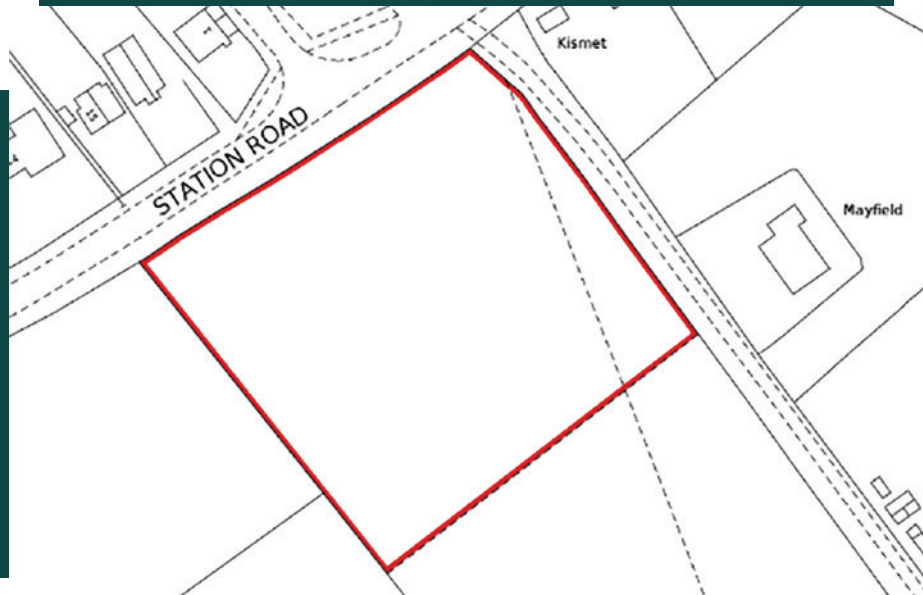
The property is freehold with vacant possession on completion.

LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER. Tel: 0300 456 0100.

SELLER'S SOLICITORS

Bevris Solicitors, 141 High St, Royal Wootton Bassett, Swindon SN4 7AZ.
Tel. 01793 848 900.



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