

FOR SALE

LAND AT WITCOMB, HILMARTON, CALNE, WILTSHIRE, SN11 8TA

(approx. postcode)

45.59 acres of pasture with arable potential,

includes small area of woodland

Freehold with Vacant Possession

OFFERS IN EXCESS OF £600,000

Calne – 3 miles | Royal Wootton Bassett – 5 miles

(All distances are approximate)

Land Details

A single parcel of productive land extending to approximately 45.59 acres, mostly down to pasture with a small area of woodland. The pasture extends to approximately 42.25 acres and whilst currently down to a grass ley planted in 2015, it has previously been planted to maize and used for whole crop cereals. It is classified as “arable” with the Rural Payments Agency. The land has been farmed organically for over 20 years and a soil test undertaken in 2022 indicated high organic matter content. The adjoining woodland extends to approximately 3.33 acres.

The land is primarily Grade 3 land classification with a small area of Grade 4 to the east, over base-rich loamy and clayey soils. The land benefits from good roadside access, fencing, a mature hedgerow to the west, and a mains water connection.

Access

Access to the land is obtained from two gateways leading from the public highway to the north.

Services

A water trough is located to the north of the land with a mains water metered connection located on the boundary with the Bushton Road. It will be the responsibility of the purchaser to investigate whether any other services can be made available.

Location

The land is located in an attractive position, approximately 1.5 miles east of the village of Hilmarton and is marked with a red circle on the location plan overleaf.

Rights of Way and Easements

Footpath HILM1 runs diagonally across the land shown in blue on the plan overleaf. A government oil pipeline runs across the land which includes rights to maintain and use. As far as we are aware, there are no other rights of way or easements crossing the land.

Sporting & Mineral Rights

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

Basic Payment Scheme

The land is registered on the Rural Payments Register and historically, the Basic Payment Scheme (BPS) has been claimed. BPS and entitlements are no longer available so are not included with the sale. As the delinked payment transfer window has passed, the vendor will continue to receive the future delinked payments relating to the land.

Environmental Matters

The land is under a Mid-Tier Countryside Stewardship Scheme



ending 31st December 2026, under the option OT3: Organic land management – rotational land, which brings in an annual income of £2,254.94. This scheme can either be transferred to the purchaser or terminated. The land lies within a Nitrate Vulnerable Zone.

Land Schedule

<u>NATIONAL GRID NO</u>	<u>HECTARES</u>	<u>ACRES</u>
SU0275 9820	17.10	42.25
SU0275 7210	1.35	3.33
<u>TOTAL</u>	<u>18.45</u>	<u>45.59</u>

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 walk the land at any time during daylight hours provided they carry a copy of the particulars with them. Please be aware that cattle may be grazing the land at the time of viewings. Interested parties are responsible for their own safety.

Directions

From the A3102, head east at the T-junction heading to Compton Bassett. Take the second left towards Bushton, follow the road for 0.7 miles then take the first left. The field is on your left hand side, where you will find two gateways.

Enquiries and Further Information

All enquiries should be made to Helen Wiltshire or Laura Carpenter at WebbPaton. Telephone: 01793 842055. Email: helen@webbpaton.co.uk or laura@webbpaton.co.uk

Data Room

An online data room is available for the sale. Please contact WebbPaton for access.



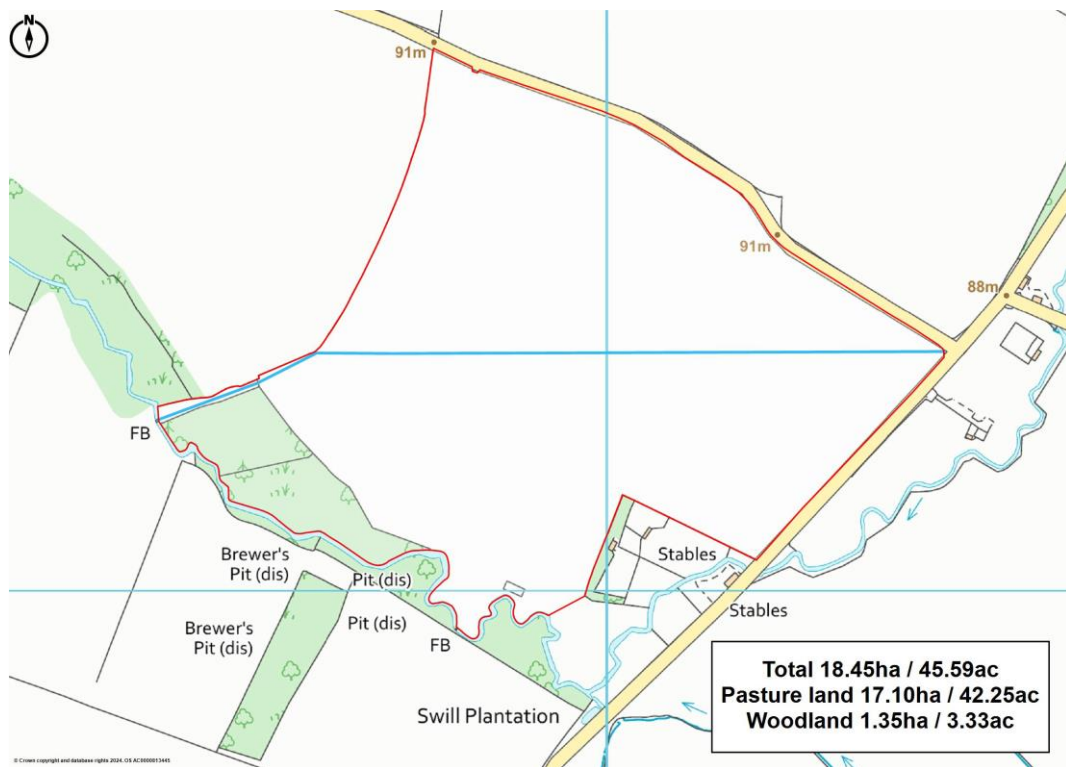
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45.59 acres of pasture with a small area of woodland

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IMPORTANT NOTICE

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- 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.
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- 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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