

FOR SALE

LAND AT BAGBURY LANE, LYDIARD MILLICENT, SWINDON, SN5 4LX

(approx. postcode)

A 2.94 acre pony paddock for sale by Informal Tender - Freehold with Vacant Possession

OFFERS IN EXCESS OF £65,000

Lydiard Millicent – 1.5 miles | Royal Wootton Bassett – 3 miles
(All distances are approximate)

Land Details

An attractive single parcel of productive land extending to approximately 2.94 acres situated close to Lydiard Millicent, Wiltshire. The land represents a range of opportunities to anyone with equestrian or amenity interests. The land benefits from mature hedgerow boundaries, some stock fencing and direct access from the public highway. Mains water is connected. The land is classified as Grade 3 over lime-rich loamy and clayey soils.

Access

Access to the land is obtained from one gateway leading from the public highway to the south.

Services

A water trough is located on the eastern boundary. 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 1.0 mile east of the village of Lydiard Millicent and is marked with a red circle on the location plan overleaf.

Rights of Way and Easements

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.

Tenancy Matters

The land is currently let on an annual grazing agreement to a neighbouring farmer. The agreement expires on 31 October 2024.

Land Schedule

<u>NATIONAL GRID NO</u>	<u>HECTARES</u>	<u>ACRES</u>
SU0886 4574	1.19	2.94
<u>TOTAL</u>	<u>1.19</u>	<u>2.94</u>



Method of Sale

The freehold of the property is offered for sale as a whole by Informal Tender. All offers must be submitted in writing on the Tender Offer form to felicity@webbpaton.co.uk by **12pm on Tuesday 13th August 2024.**

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 Purton, head south on Restrop Road towards Royal Wotton Bassett. After approximately 0.5 miles turn left onto Bagbury Lane. Follow the road for approximately 0.3 miles and the field will be on the left hand side and will be marked with a 'For Sale' board.

Enquiries and Further Information

All enquiries should be made to Felicity Wright or Laura Carpenter at WebbPaton. Telephone: 01793 842055. Email: felicity@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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Land at Bagbury Lane



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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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