

FOR SALE

LAND AT SLAUGHTERFORD ROAD, BIDDESTONE, WILTSHIRE, SN14 7DB

(approx. postcode)

A 4.28 acre pony paddock for sale by Informal
Tender - Freehold with Vacant Possession

OFFERS IN EXCESS OF £100,000

Biddestone – 0.5 miles | Chippenham – 4 miles

(All distances are approximate)

Land Details

An attractive single parcel of productive land extending to approximately 4.28 acres situated close to Biddestone, Chippenham. The land represents a range of opportunities to anyone with equestrian or amenity interests. The land benefits from mature hedgerow boundaries and direct access from the public highway. The land is classified as Grade 3 over shallow lime-rich soils over chalk or limestone.

Access

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

Services

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 0.5 miles to the north west of Biddestone and is marked with a red circle on the location plan overleaf.

Rights of Way and Easements

A public right of way (BIDD13) crosses the land from north to south. 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 has not been included within any environmental stewardship agreements.

Land Schedule

| NATIONAL GRID NO | HECTARES | ACRES |
|------------------|-------------|-------------|
| ST8573 9589 | 1.73 | 4.28 |
| | | |
| TOTAL | 1.73 | 4.28 |



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 Friday 30 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. Interested parties are responsible for their own safety.

Directions

From Biddestone, head north along Cuttle Lane, bare left heading towards West Yatton. Take the next left and the land will be found 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

Uplift/Development Clause

The property will be sold subject to an uplift clause whereby the current vendors will receive 30% of any increase in value upon the granting of planning permission for residential development over a period of 25 years, from when the property is sold.

Agent Note

The gateway between this parcel and the adjacent parcel will be closed up by the vendors.

Data Room

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



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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.

WebbPaton Rural & Commercial Valuers
The Dairy, Hook, Royal Wootton Bassett, Wiltshire SN4 8EF
T: 01793 842055 F: 01793 842066
E: post@webbpaton.co.uk
www.webbpaton.co.uk

webbpaton



SUBJECT TO CONTRACT
WITHOUT PREJUDICE



TENDER FORM

**Land at Slaughterford Road
Biddestone, SN14 7DB**

Please complete the following in full in BLOCK CAPITALS:

Name of Contact:

Name of Bidder(s):

Address of Bidder(s):

.....

.....

.....

..... **Postcode:**

Phone No:

Email:

Amount in Figures: £

Being:

..... **(amount in words)**

**SUBJECT TO CONTRACT
WITHOUT PREJUDICE**



Details of Funding (please attach proof of funds i.e. copy of bank statement):

.....
.....
.....
.....
.....

Solicitors Contact Details (if available):

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.....
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Additional Comments (if applicable):

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Please return both pages of the Offer Form to WebbPaton by 12pm on Friday 30 August 2024 by email or by post. The email or sealed letter should be marked:

‘For the attention of Felicity Wright – Land at Slaughterford Road, Biddestone – Tender’.

WebbPaton LLP, The Dairy, Hook, Royal Wootton Bassett, Wiltshire, SN4 8EF
Tel: 01793 842055

Email: felicity@webbpaton.co.uk