

LAND & DEVELOPMENT

LAND FOR SALE

At Tytherton Lucas, Chippenham, Wiltshire SN15 3RH

Extending to **13.57 Acres**

Guide Price £150,000

Land at Tytherton Lucas, Chippenham, 13.57 acres

LOCATION

The land is situated south east of the village of Tytherton Lucas approximately four miles east of the town of Chippenham. The M4 motorway Junction 17 is approximately 6.5 miles in distance. The land is ideally suited for agricultural, equestrian or amenity use.



DESCRIPTION

The property comprises a level arable field mainly bounded by mature hedges and open ditches. The southern boundary is bordered by mature willow trees and the River Marden providing sporting opportunities. The field is currently planted to maize which is likely to be harvested in October. There is direct vehicular access from the public highway. The land does not form part of an environmental scheme. There are no public rights of way crossing the property.

VIEWING

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

SERVICES

There are no known services connected to the property.

LOCAL AUTHORITY

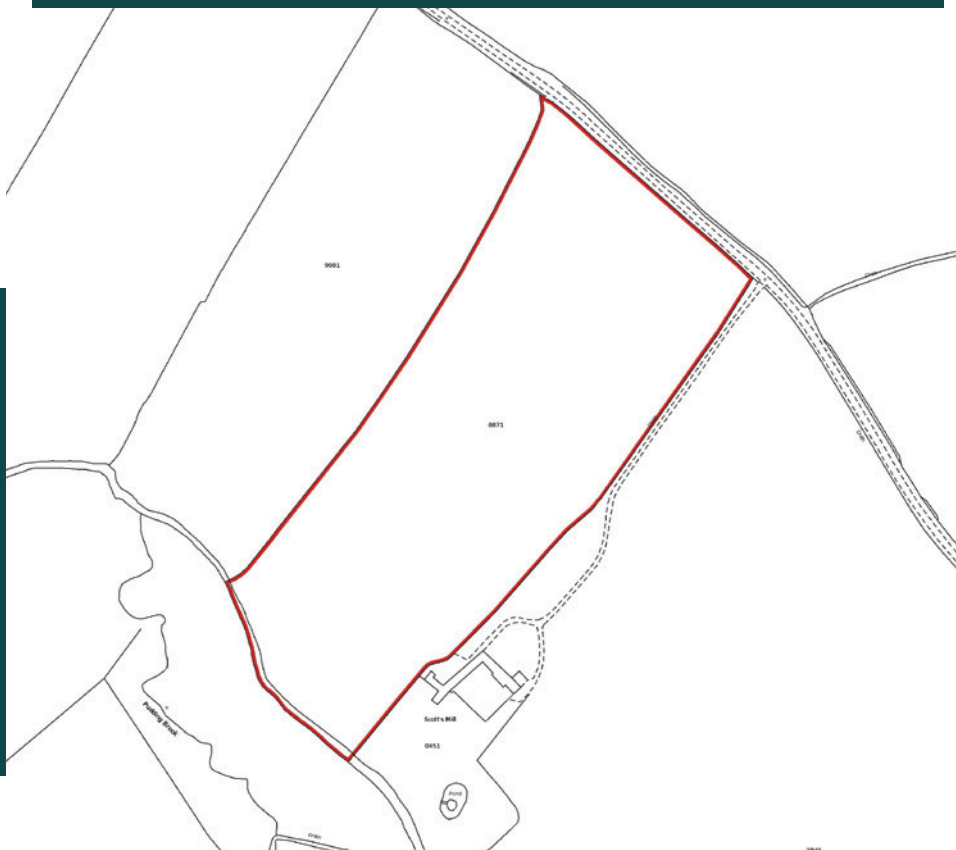
Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER. Tel: 0300 4560 1000.

METHOD OF SALE

The freehold of the property is offered for sale as a whole by private treaty with vacant possession on completion.

SELLERS' SOLICITOR

Forrester Sylvester Mackett, 61 St Mary Street, Chippenham, Wiltshire SN15 3JH. Tel: 01249 444300.



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