

FOR SALE

LAND AT HIGHWORTH ROAD, SHRIVENHAM, WILTSHIRE, SN6 8BL

0.15 acres of land offering a range of opportunities.

Freehold with Vacant Possession

OFFERS IN EXCESS OF £15,000

Highworth – 3 miles

Swindon Town Centre – 5 miles

Property Details

A unique opportunity to acquire a parcel of land in Shrivenham with the benefit of road frontage. Extending to approximately 0.15 acres (0.06 hectares), the land is offered for sale free from overage clauses and could be suitable for a variety of alternative uses, subject to obtaining the necessary consents. These may include development, environmental or amenity purposes.

Formerly part of an agricultural holding, the property retains some features from its previous use, including a dilapidated concrete block building. The land is largely overgrown with vegetation and is currently accessed on foot.

Access

The property benefits from road frontage onto Highworth Road.

Services

Unknown and will be the responsibility of interested parties to make their own investigations.



Location

What3Words: ///peach.situation.beaks

Sporting & Mineral Rights

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

Designations and Environmental Matters

The land lies within a Surface Water Nitrate Vulnerable Zone (NVZ).

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 inspect the land at any time during daylight hours provided they carry a copy of the particulars with them. As the property is in a state of disrepair, interested parties are requested to be exceptionally careful and vigilant when viewing the property. The vendor and their selling agents cannot be held liable for any injuries sustained during viewings. All viewing parties are reminded it is their decision as to what they deem safe to inspect and to do so is at their own risk.

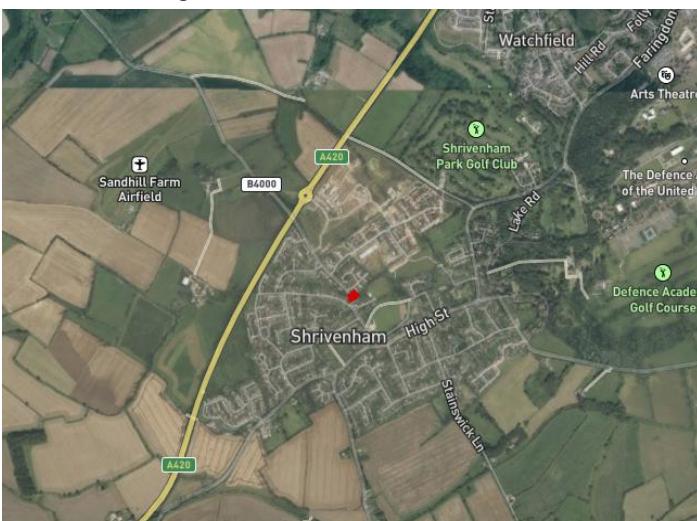
Directions

From Swindon A419, take the A420 toward Oxford. After approximately 2.5 miles, take a right at the Shrivenham sign post. Follow the road into Shrivenham and after approximately one mile, take the left turn at the Sevenhampton/Highworth sign post. The property is located 250m on the right. Parking is available nearby on other residential roads in the locality.

Enquiries and Further Information

All enquiries should be made to George King at WebbPaton, The Dairy, Hook, Royal Wootton Bassett, Wiltshire, SN4 8EF. Telephone: 01793 842055.

Email: gking@webbpaton.co.uk



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

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