



Land at Westway Close

| UPPER CASTLE COMBE, WILTSHIRE

| **Carter Jonas**

LAND AT WESTWAY CLOSE UPPER CASTLE COMBE CHIPPENHAM SN14 7QZ

Approximately 2.2 acres of flat and level pasture on the edge of Upper Castle Combe.

A unique opportunity to purchase a parcel of land in the desirable village of Castle Combe. The land is suitable for grazing due to the flat topography and could also be considered to have long term development potential, subject to planning.

METHOD OF SALE

The property is for sale by private treaty.

TENURE & POSSESSION

Freehold with vacant possession.

OVERAGE

The land is sold subject to an overage whereby 25% of any uplift in value triggered by a planning consent within 30 years of completion for any residential or commercial (excluding agricultural or equestrian) purposes shall be payable to the vendor. Further detail is available from the agent.

DESIGNATIONS

The land is in the Cotswolds Area of Outstanding Natural Beauty.

SERVICES

No services connected.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

HEALTH & SAFETY

We ask that you be as vigilant as possible when making your inspections for your own personal safety.

SPORTING TIMBER & MINERAL RIGHTS

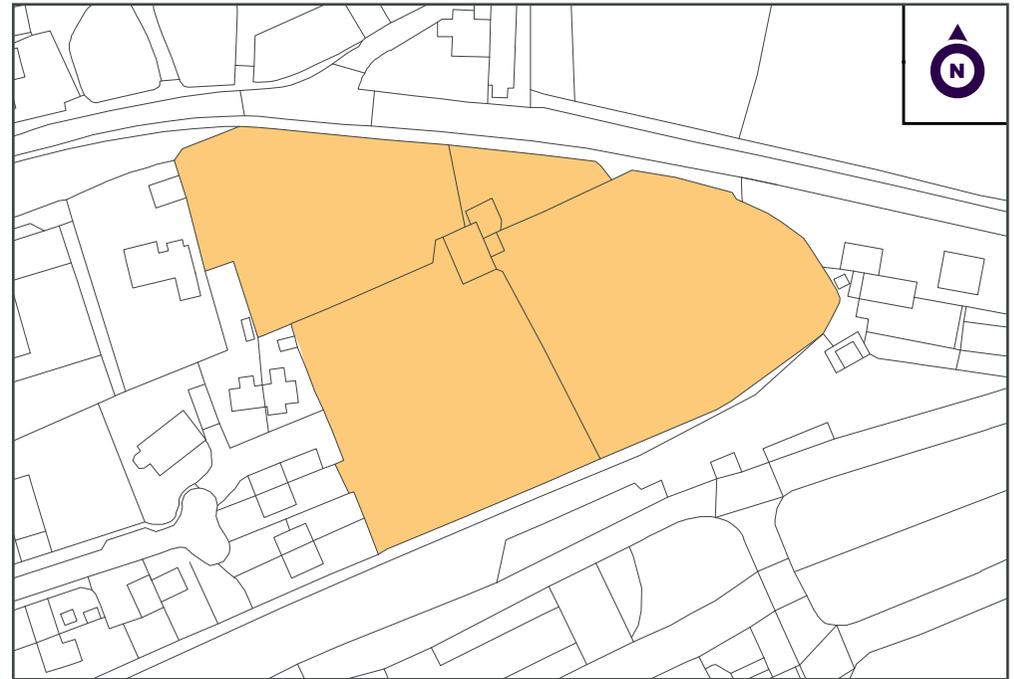
The Sporting Rights are reserved by the Vendor. The Vendor retains a covenant not to exercise the Sporting Rights. Otherwise, the Timber and Mining Rights are included insofar as they are available

VIEWINGS

By prior appointment with the Vendors' agents Carter Jonas 0117 403 9970.



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BRISTOL

07801 666 177 | arthur.chambers@carterjonas.co.uk

07815 489 452 | ella.morrison@carterjonas.co.uk

Carter Jonas, St Catherines Court, Berkeley Place, Bristol, BS8 1BQ

carterjonas.co.uk

Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



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