



Land at Rivar Road

| SHALBOURNE, WILTSHIRE

| **Carter Jonas** | Simply better
property advice

LAND AT RIVAR ROAD
SHALBOURNE
WILTSHIRE
SN8 3PU

A small parcel of formerly arable land in an edge of village location.

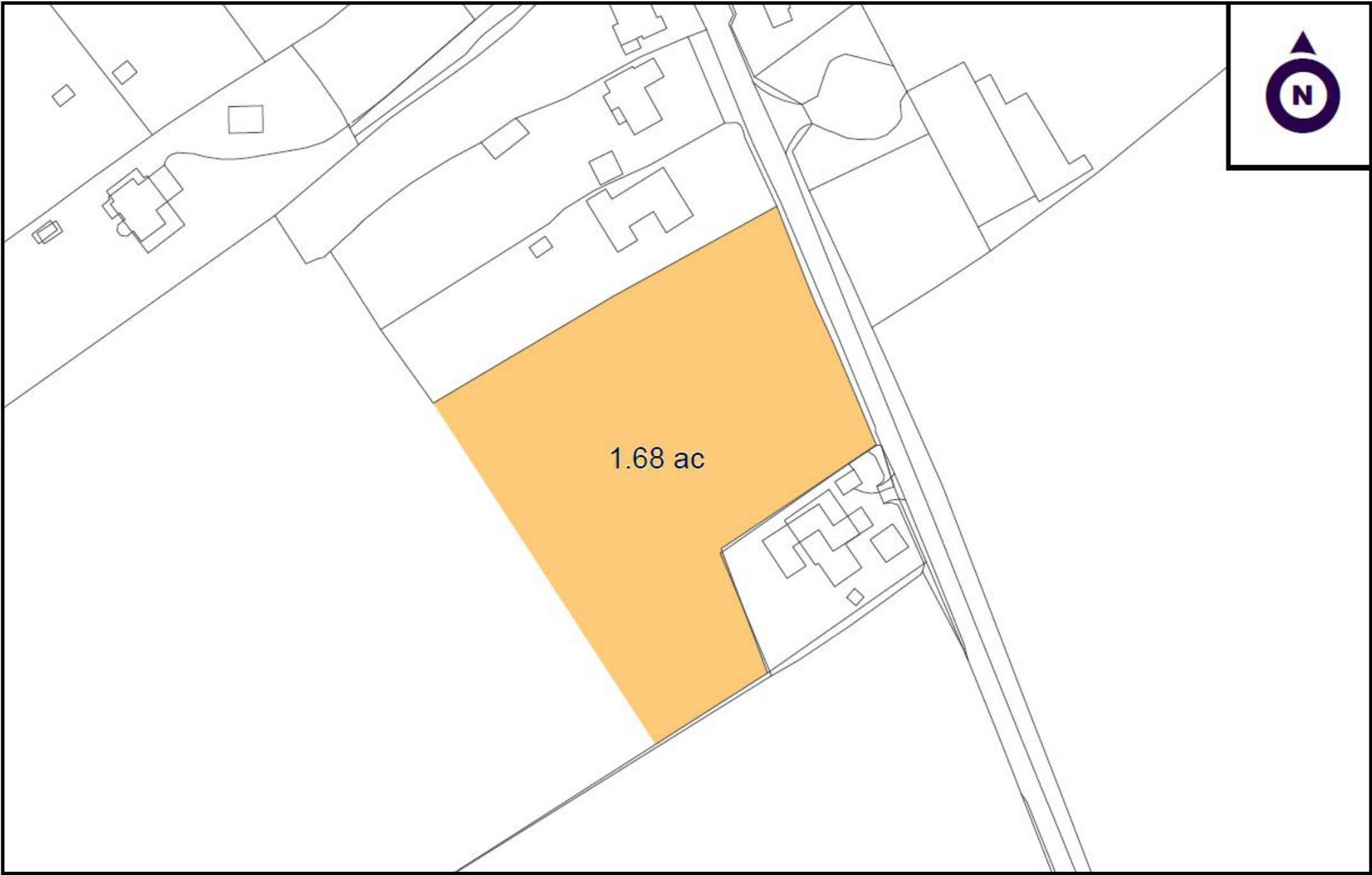
The land at Rivar Road, provides an opportunity to acquire a parcel of land on the outskirts of the popular village of Shalbourne.

The land has been in an arable cultivation previously and has been left in stubble this season. It is predominantly level in aspect.

The property benefits from direct access road access.

In all, extending to circa 1.68 acres (0.68 hectares).

For sale by private treaty as a whole.



LOCATION
The land is located in an edge of village location, near to the southernmost boundary of Shalbourne. It sits directly between two residential dwellings, Apple Tree Cottage and Ashley House. Access is via Rivar Road.

METHOD OF SALE
The land is offered for sale by private treaty as a whole.

TENURE & POSSESSION
Freehold with vacant possession available upon completion.

BASIC PAYMENT SCHEME
Basic Payment Entitlements are not included within the sale.

DESIGNATIONS
The Property sits within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

SERVICES
There are no services connected to the land and potential purchasers must rely on their own enquiries regarding the location of any services and making a connection into them.

WAYLEAVES EASEMENTS & RIGHTS OF WAY
The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

OVERAGE

The sale will be subject to an overage provision for a term of 30 years from the date of sale. The overage will allow for a further payment of 30% of the uplift in value attributable to any planning consent for development that might be obtained on the Property or any part thereof (or without proceeding through the planning process such as permitted development rights). An obligation for the Purchaser or its successor(s) in title to make such an uplift payment shall arise on the grant of planning consent during the 30 year overage period. The uplift payment will then become payable upon the earliest of, a) implementation of any such planning consent or b) a sale of the Property (or any part of it) with the benefit of any such planning consent whether or not said implementation or sale occurs within or outside of the 30 year overage period.

For the avoidance of doubt, the following uses shall not trigger an overage payment:

- Agricultural and/or horticultural uses;
- Equestrian uses (save for associated commercial uses, for example as a livery); and
- Use as a garden extension or garden land.

HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor take responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable) by the purchaser, in addition to the purchase price.

SPORTING TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale where available.

LOCAL AUTHORITY

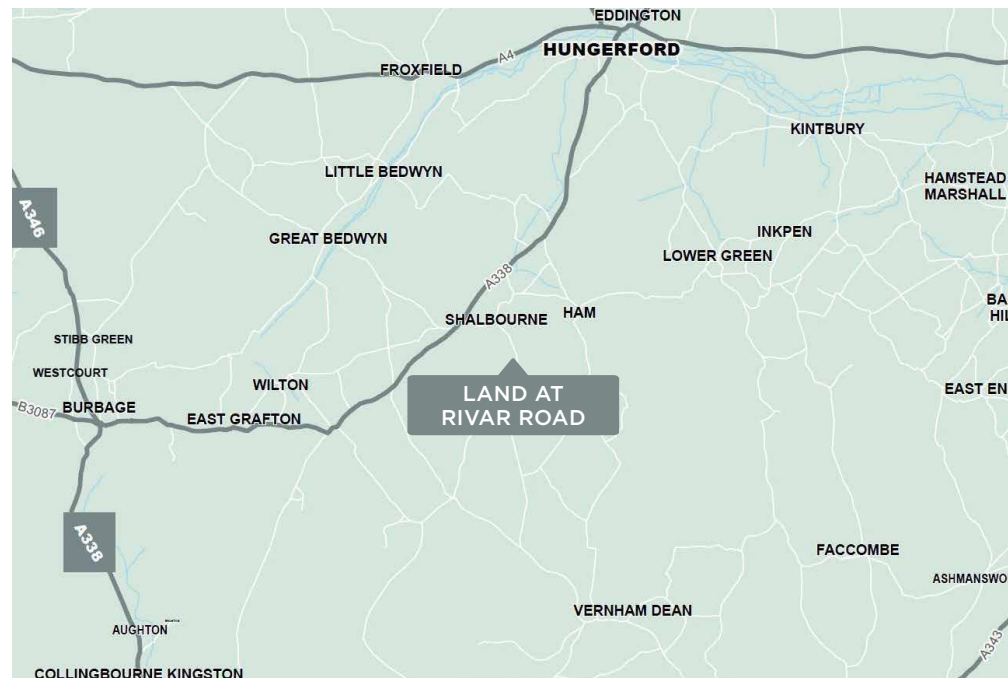
Wiltshire Council
www.wiltshire.gov.uk

VIEWINGS

Interested parties may view the property unaccompanied and with details to hand, upon prior notification to the selling agent.

DIRECTIONS

Take the A338 south from Hungerford Town Centre for about 3 miles. As you reach the top of the hill, turn left onto Mill Lane, signposted towards Ham and Shalbourne. Continue into the Village until you reach The Plough public house. Opposite The Plough, turn left onto Rivar Road. Continue on Rivar Road and just before you leave the village, the property is on your right, opposite Shalbourne Recreation Ground and between two residential dwellings. It can be identified by our sale board.



MARLBOROUGH

07776 452 122 | charlotte.meyer@carterjonas.co.uk
07801 666 155 | emily.stone@carterjonas.co.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.



carterjonas.co.uk
Offices throughout the UK

Carter Jonas
Simply better property advice