



Land at Warleigh

WARLEIGH, BATH

Carter Jonas

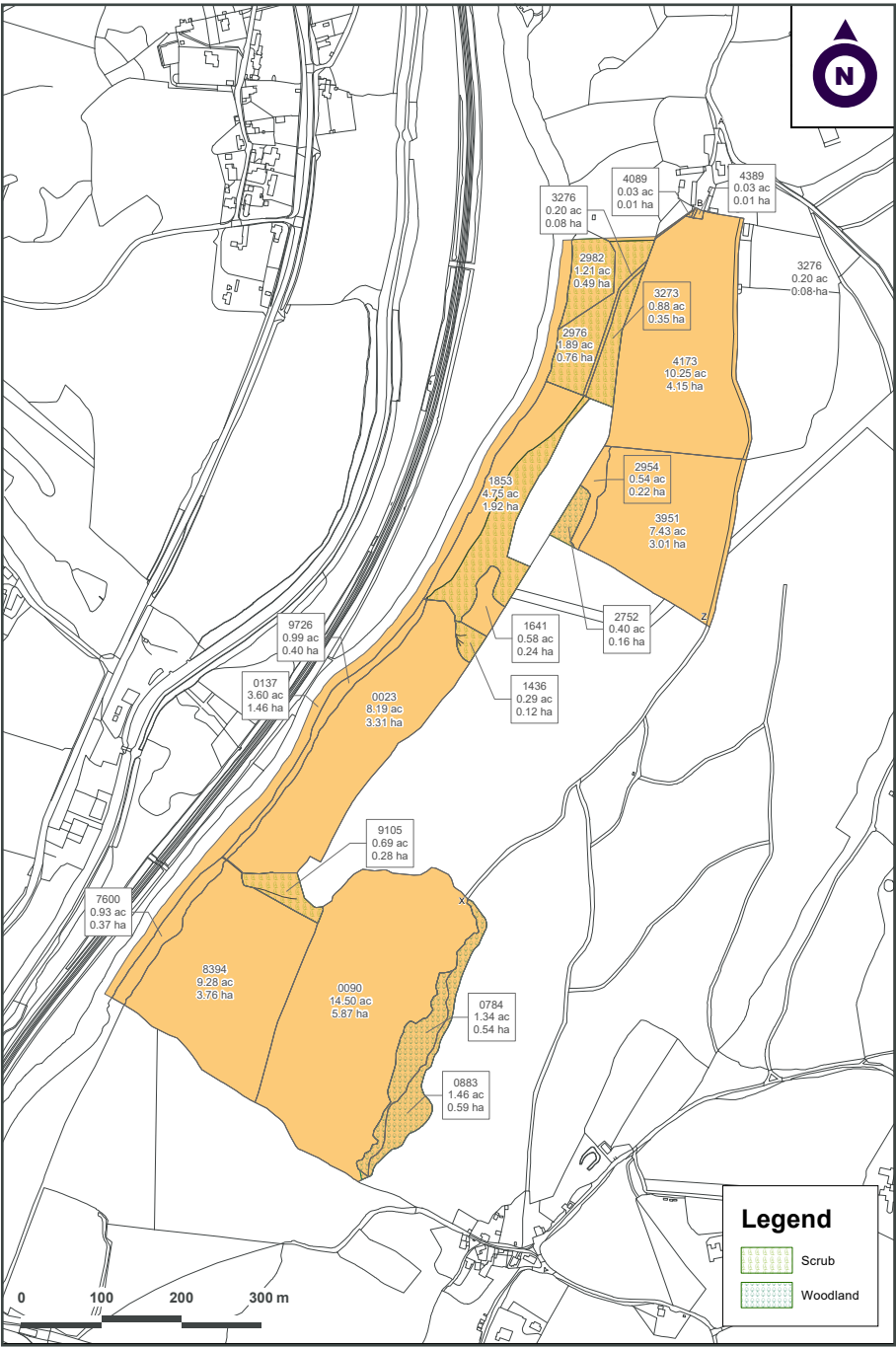
LAND AT WARLEIGH
WARLEIGH
BATH
BA1 8EE

**69.33 acres (28.06 hectares)
of land with 1,116 metres of
frontage to the River Avon.**

A very attractive parcel of predominantly pasture land located on the eastern banks of the River Avon.

The land extends to approximately 69.33 acres (28.06 ha) and is bounded to the east by woodland and to the west by the River Avon.

A haven for wildlife, the land hasn’t been intensively farmed for a number of years and provides an opportunity for numerous biodiversity interests or conservation grazing.



LOCATION

The land is located near the quiet hamlet of Warleigh between Bathford and Limpley Stoke. Bath is close at hand (5 miles) as is the attractive town of Bradford-on-Avon (4.5 miles).

LAND

The land comprises a mixture of grassland (approximately 52.42 acres (21.21 hectares)), scrub (7.71 acres (3.12 hectares)) and woodland (approximately 3.20 acres (1.29 hectares)). Historically the land has predominantly been utilised for the grazing of livestock, although in recent years the land has been left fallow allowing for rewilding. The land is a combination of Grade 3 and 4,

Half of the bed of the River Avon adjoining the land is included, together with the fishing rights.

ACCESS

The land is accessed via a right of way through the farmyard at Sheephouse Farm, as depicted between points A and B on the site plan. Additionally the land benefits from a further right of way between points Z and X, which allows easier access to the southern portion of the holding.

METHOD OF SALE

The property is for sale by private treaty as a whole.

TENURE & POSSESSION

The property is freehold and sold with vacant possession.

BASIC PAYMENT SCHEME

There are no basic payment scheme entitlements included within the sale.

DESIGNATIONS

The land is within the Cotswolds AONB, and also sits within the Bath and Bristol Greenbelt.

ENVIRONMENTAL SCHEMES

There are no environmental stewardship schemes on the land.

SERVICES

There are no mains services. There is natural water supply from springs and the river.

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.

VIEWINGS

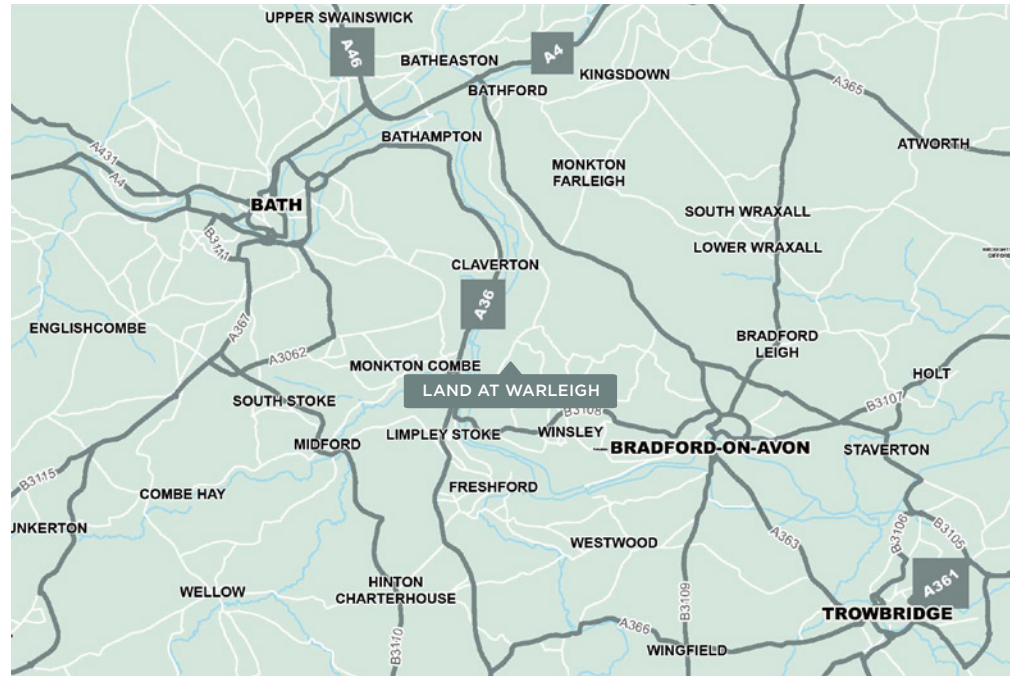
By prior appointment with the Vendors' agents Carter Jonas 0117 403 9970.

DIRECTIONS

From Bath, head east on London Road, then at the roundabout, take the second exit on to the A4, then at the end of the dual carriageway take the third exit onto the A363. Bare right and turn onto Warleigh Lane. Continue on Warleigh Lane until you reach Sheephouse Farm. Enter the farmyard and the land can be accessed via a public right of way.



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