



Land at West Yatton

Yatton Keynell, Wiltshire

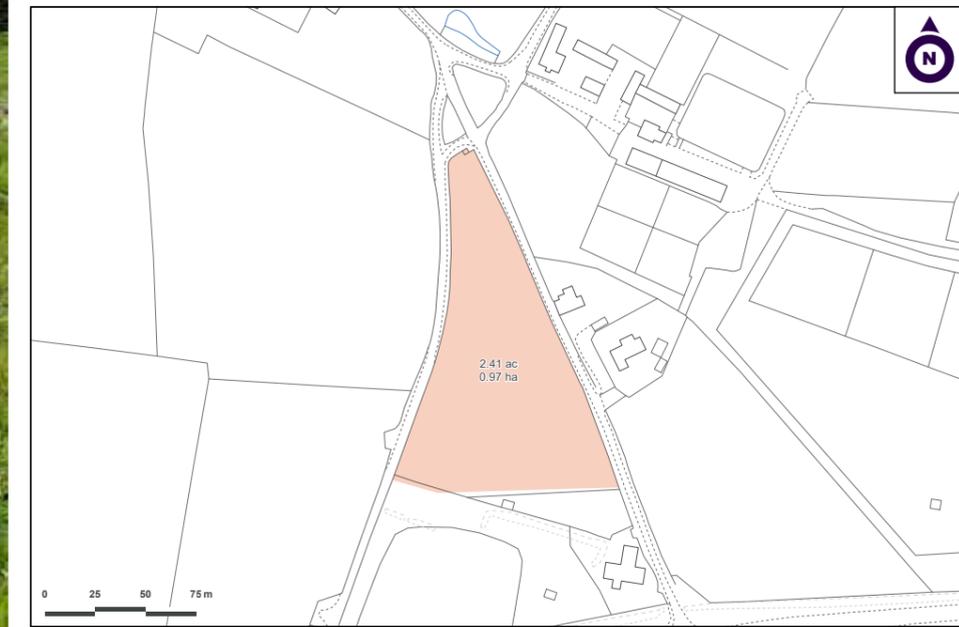
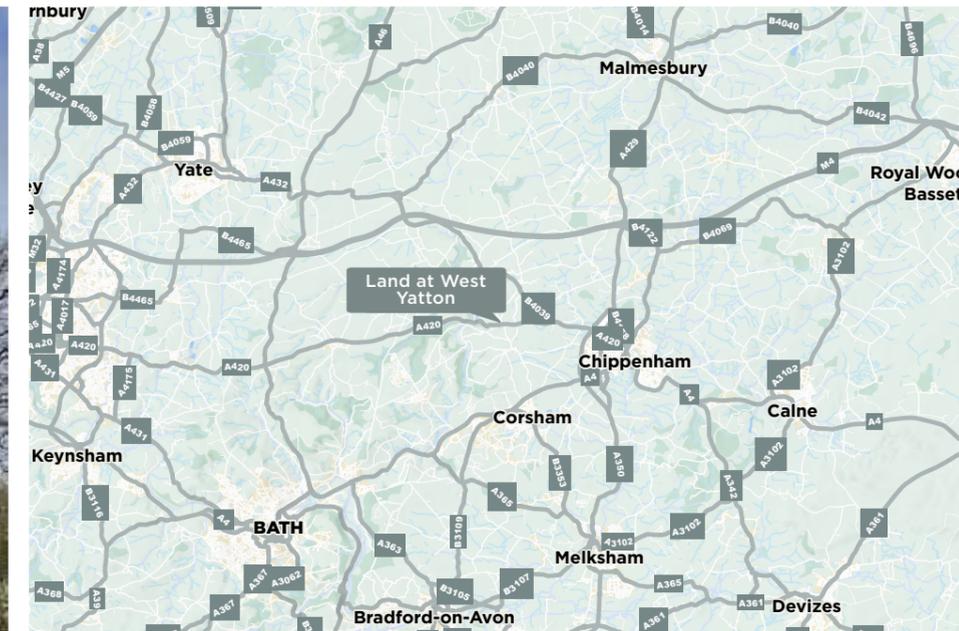
**Carter Jonas**

# Land at West Yatton Yatton Keynell Chippenham SN14 7EW

A conveniently sized pasture paddock in the attractive hamlet of West Yatton.

The Land at West Yatton is an attractive pasture-paddock located in the hamlet of West Yatton just off the A420 between Ford and Giddeahall.

In all extending to 2.41 acres (0.97 ha).



## Property

The Land at West Yatton is a conveniently sized pasture paddock that is bounded by mature and well-maintained hedgerows. In previous years the land has been regularly topped.

## Location

The property is located within the very attractive hamlet of West Yatton in North Wiltshire. The hamlet is located west of Chippenham and just south of Yatton Keynell. West Yatton is conveniently located just off the A420 which connects Chippenham to Bath and Bristol.

## Land

This attractive parcel of land extends to 2.41 acres (0.97 ha). The soils are typical of the area; lime rich, clayey and loamy. The land benefits from 3 access points and road frontage. There are no public rights of way across the property.

## Services

There was previously a mains water connection to the land although this has been disconnected in recent years. Contact the vendors agent for further information.

## Method of Sale

The land is offered for sale by informal tender with best offers invited by the 5th June 2024.

## Tenure & Possession

The land is sold freehold with vacant possession.

## Environmental Stewardship

There are no environmental schemes on the land.

## Designations

The land is situated within the Cotswolds Area of Outstanding Natural Beauty (AONB).

## 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.

## Local Authority

### Wiltshire Council

wiltshire.gov.uk

## Viewings

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

## Directions

From Chippenham, take the A420 towards Bristol. When you reach the Crown at Giddeahall, turn right, and follow the unnamed road into West Yatton. The Land at West Yatton is on the left.



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## Bristol

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