



Land at Stroud Hill Farm

Potterne Wick, Wiltshire

Carter Jonas

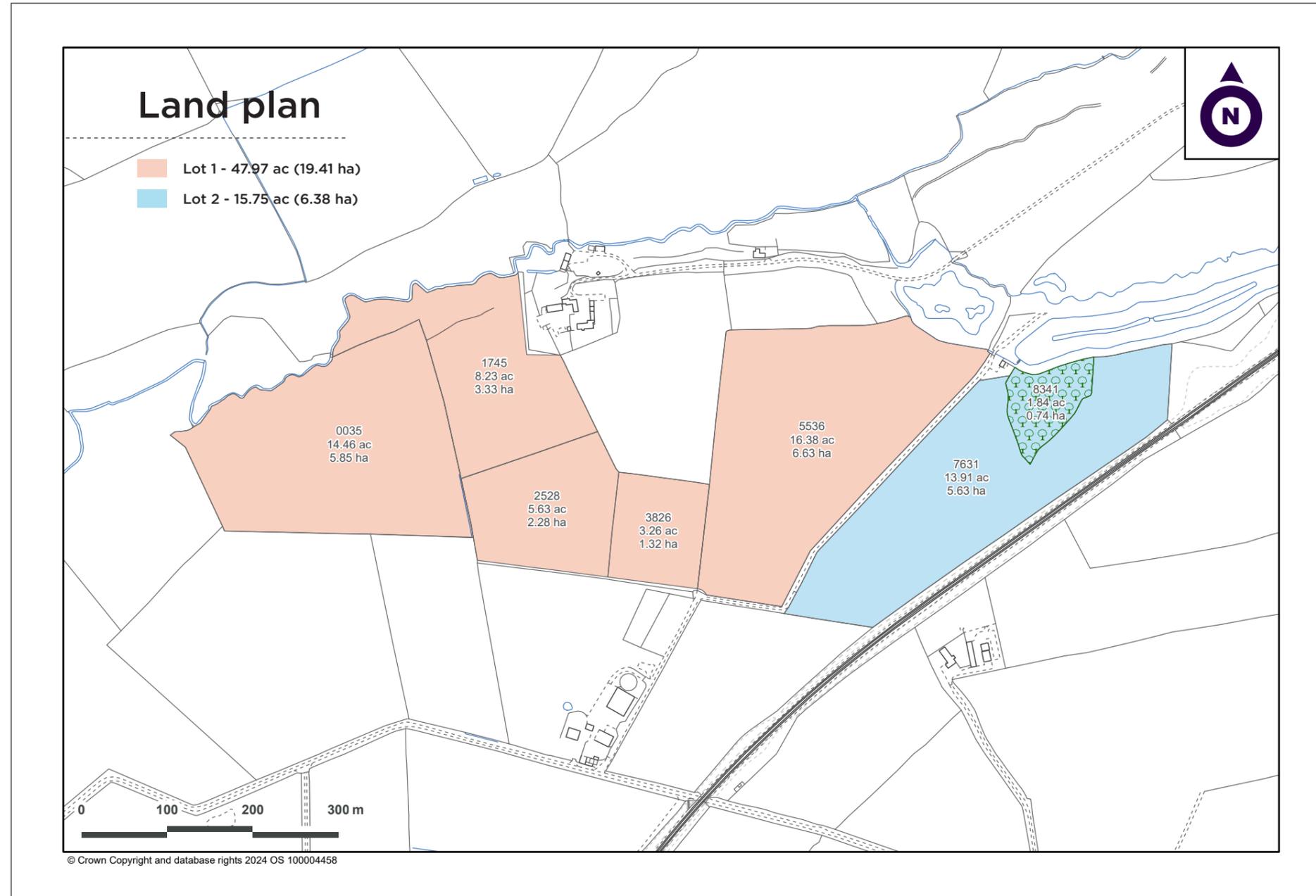
**Land at Stroud Hill Farm
Potterne Wick
Devizes
Wiltshire
SN10 5QR**

A productive block of pasture land, with an attractive area of mature woodland, situated just south of the market town of Devizes.

Approximately 62 acres of pasture and 2 acres of woodland, this block of land is currently split into six conveniently sized enclosures.

In all extending to 63.72 acres (25.79 ha).

For sale by private treaty as a whole or in two lots.



Property

The Land at Stroud Hill Farm has been utilised for grazing cattle in recent years and as such benefits from stock proof fencing and a water supply. The land is split by a private driveway that separates five of the six parcels of land. The single parcel to the east of the private driveway has an area of attractive and mature woodland to the north.

The topography of the land is generally flat, although the northwestern parcels gradually slope towards the charming Potterne Urchfont Brook which borders part of the property.

Lot 1 includes all land to the west of the private driveway which comprises 47.97 acres (19.41 ha) of pasture. Lot 2 comprises the one 15.75 acre (6.38 ha) field enclosure to the east of the private driveway which is a combination of attractive mature woodland and pasture.

The soils are described as slowly permeable and seasonally wet and as such are capable of producing good crops of grass. The land is accessed via a shared track which runs from the quiet Crookwood Lane. The land is bordered to the east by the Reading to Taunton railway line and to the northwest by the Potterne to Urchfont brook.

Location

The land is situated approximately 3 miles south of Devizes, in between the villages of Urchfont and Potterne.

Devizes, which is accessible from the land in under 10 minutes, is a historic market town with a range of amenities to offer, including independent shops, cafés and restaurants. Generally, the land is very well connected with easy access to Bath (20 miles) and Bristol (38 miles). In addition to this, livestock markets are also close at hand with Frome Market accessible in approximately 30 minutes.

Method of Sale

The land is for sale by private treaty as a whole or in two lots.

Tenure & Possession

The land will be sold with vacant possession.

Environmental Schemes

There is a Mid-Tier Countryside Stewardship agreement in place on the land, for more detail please contact the vendors agent.

Designations

There is a footpath that runs along the west of the property, there is also a bridleway that runs to the west of the private driveway that separates the two separate parcels of land. In addition to this the land is within a Nitrate Vulnerable Zone (NVZ).

Services

The land benefits from a mains water supply.

Health & Safety

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

Sporting Timber & Mineral Rights

The sporting, timber and mineral rights are included within the sale insofar as they are available.

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
www.wiltshire.gov.uk

Viewings

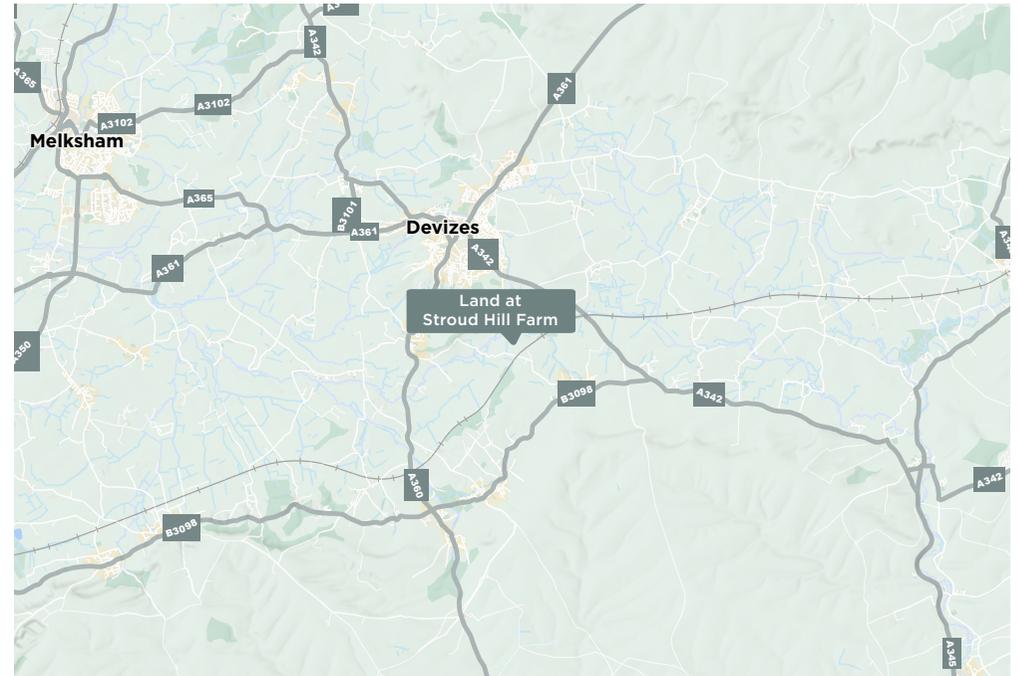
By prior appointment with the Vendors' agents Carter Jonas 0117 403 9970.

Directions

From Potterne, follow the A360 until you reach Eastwell Road. Follow Eastwell Road and then turn left onto Stroud Lane. Follow the road until you reach Crookwood Lane the entrance to the shared access track which provides access to the property is on your left handside on Crookwood Lane adjacent to a silo and farmyard.



/// carpentry.crop.household



Bristol

07801 666177 | Arthur.Chambers@carterjonas.co.uk
07815 489 452 | Ella.Morrison@carterjonas.co.uk
St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Malborough

01672 519717 or 07801 666155 | Emily.Stone@carterjonas.co.uk

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

carterjonas.co.uk

Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE