



Land at Stroud Hill Farm

Potterne Wick, Wiltshire

**Carter Jonas**



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

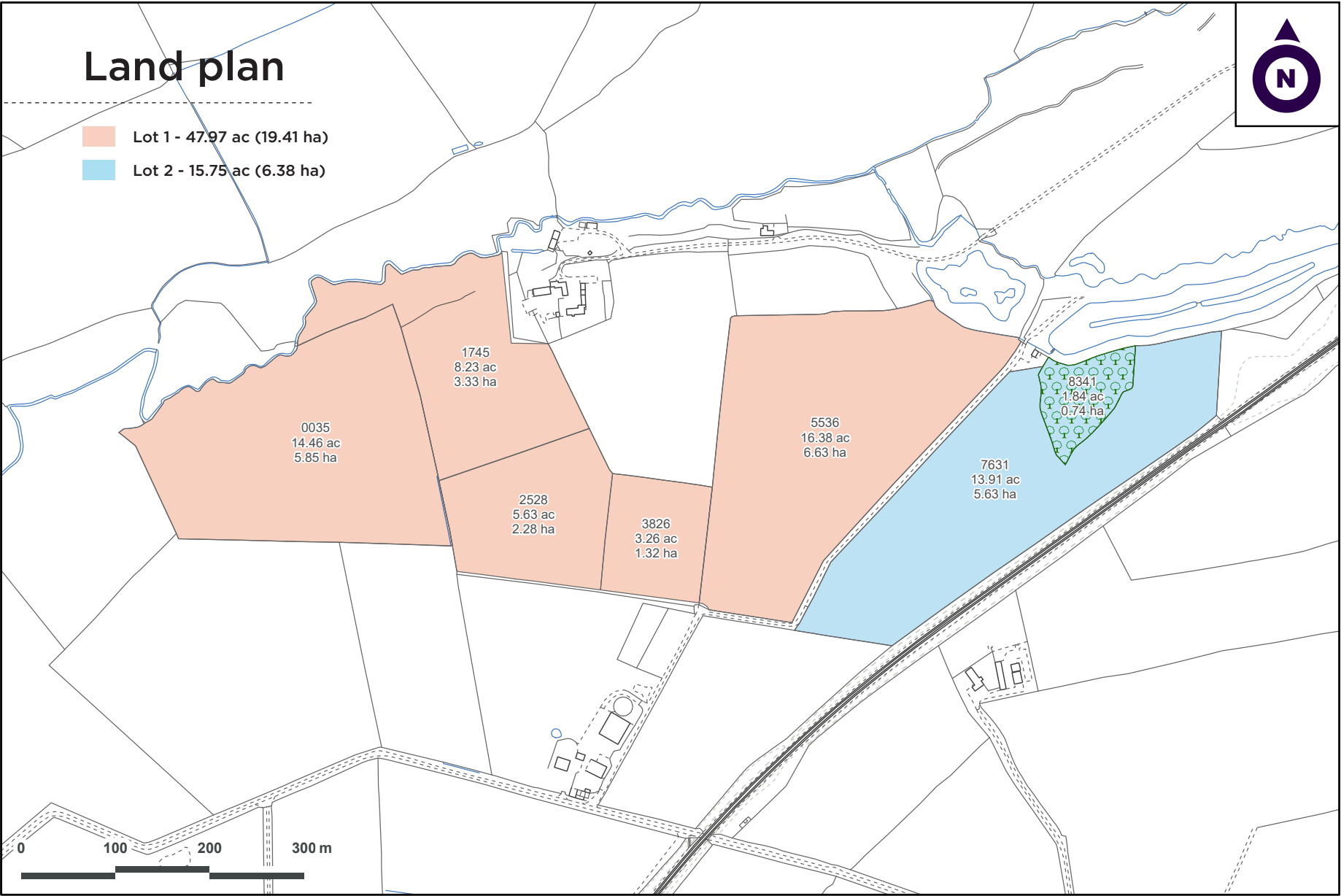
A productive block of pasture land, with an attractive area of mature woodland, situated just south of the market town of Devizes.

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.

Carter Jonas



**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](http://www.wiltshire.gov.uk)

## Viewings

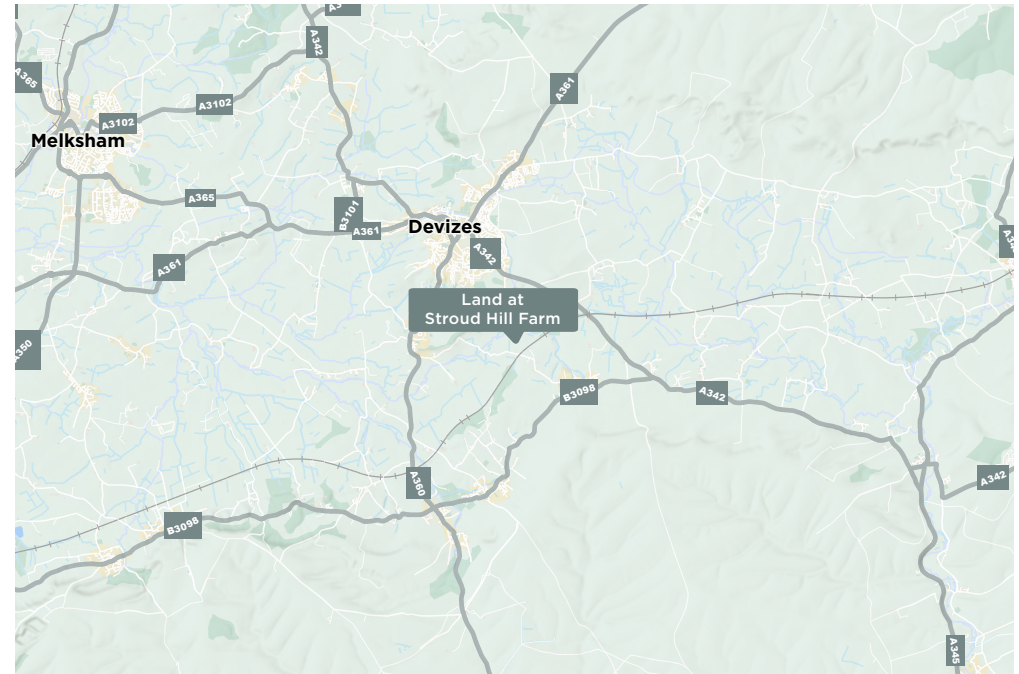
By prior appointment with the Vendors' agents Carter Jonas 0117 403 9970.

## 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

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## Important Information

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