



Sands Paddock

| South Wraxall, Wiltshire

| **Carter Jonas**

Sands Paddock South Wraxall Bradford-on-Avon BA15 2SB

A rare opportunity to purchase an attractive pasture paddock on the edge of South Wraxall.

Sands Paddock is a conveniently sized pasture paddock with a useful field shelter, roadside access stock proof fencing and mains water connection.

In all extending to 2.02 acres (0.82 ha).

For sale by private treaty as a whole.



Property

Sands Paddock is a rectangular enclosure located to the north of South Wraxall village. This is a rare opportunity to purchase a parcel of land that has only had 3 owners since the early 19th century. The land extends to 2.02 acres (0.82 ha) and is bounded by stock proof fencing and mature hedgerow, it has been grazed intermittently by sheep for the last 24 years. There is a useful concrete block field shelter to the south of the paddock that is on concrete standing. The shelter is approximately 30 x 15 feet and has a partition in the middle. It is block built with timber cladding and a corrugated sheet roof.

The land is classified as grade 3 agricultural land, and the soils are said to be lime rich, loamy and clayey.

Location

Sands Paddock is north of South Wraxall village which is situated east of Bath (7 miles) and north of Bradford-on-Avon (3 miles). The village itself has good access into Bath and the surrounding areas.



Method of Sale

The land is for sale by private treaty.

Tenure & Possession

The land is sold with vacant possession on completion.

Overage

Sands Paddock is to be sold subject to an overage, whereby 25% of any uplift in value triggered by a planning consent within 25 years of completion for any residential or commercial (excluding agricultural or equestrian) purposes shall be payable to the vendor.

Designations

Sands Paddock is located within the Avon Greenbelt.

Services

There is mains water connected to the property. There is no electricity supply to the property.

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.

Health & Safety

Potential purchasers are required to take particular care when inspecting the property, recommended to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

Sporting Timber & Mineral Rights

The mineral, sporting and timber rights are included in the sale of the freehold in so far as they are owned.

Local Authority

Wiltshire Council
wiltshire.gov.uk

Viewings

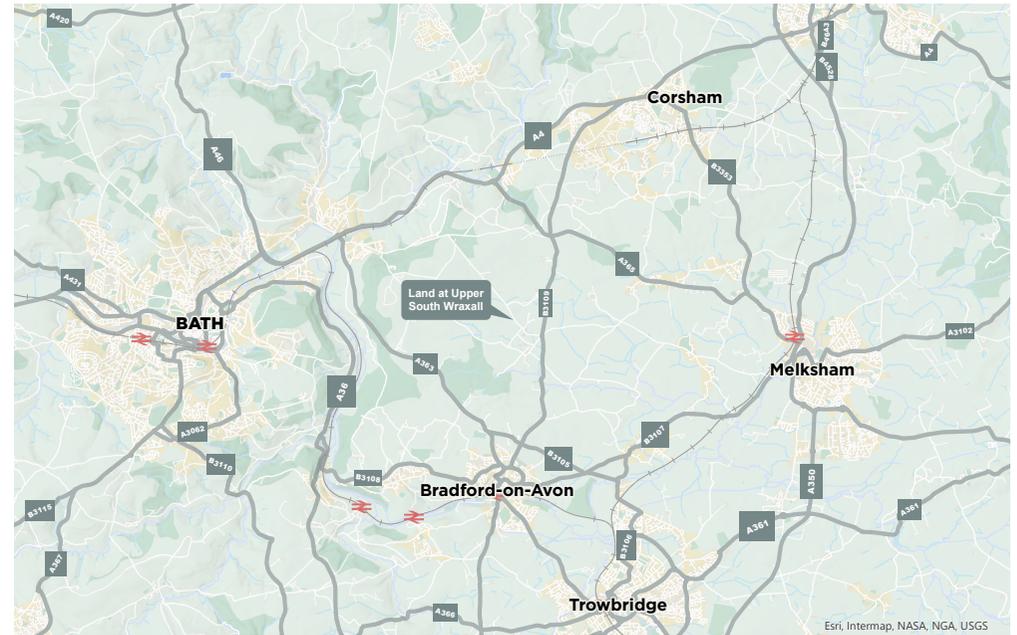
By prior appointment with the vendors' agents, Carter Jonas: Bristol office.

Directions

From Bath, take the A4 to Bathford. At the roundabout, take the third exit towards Bradford-on-Avon, then take the first left and go up the hill towards Kingsdown Golf course. Turn right then follow the road until you reach Upper South Wraxall, the land is on the right hand side before you reach the village.



/// remarking.park.obey



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