



Land at Rowde Road

Devizes, Wiltshire

Carter Jonas

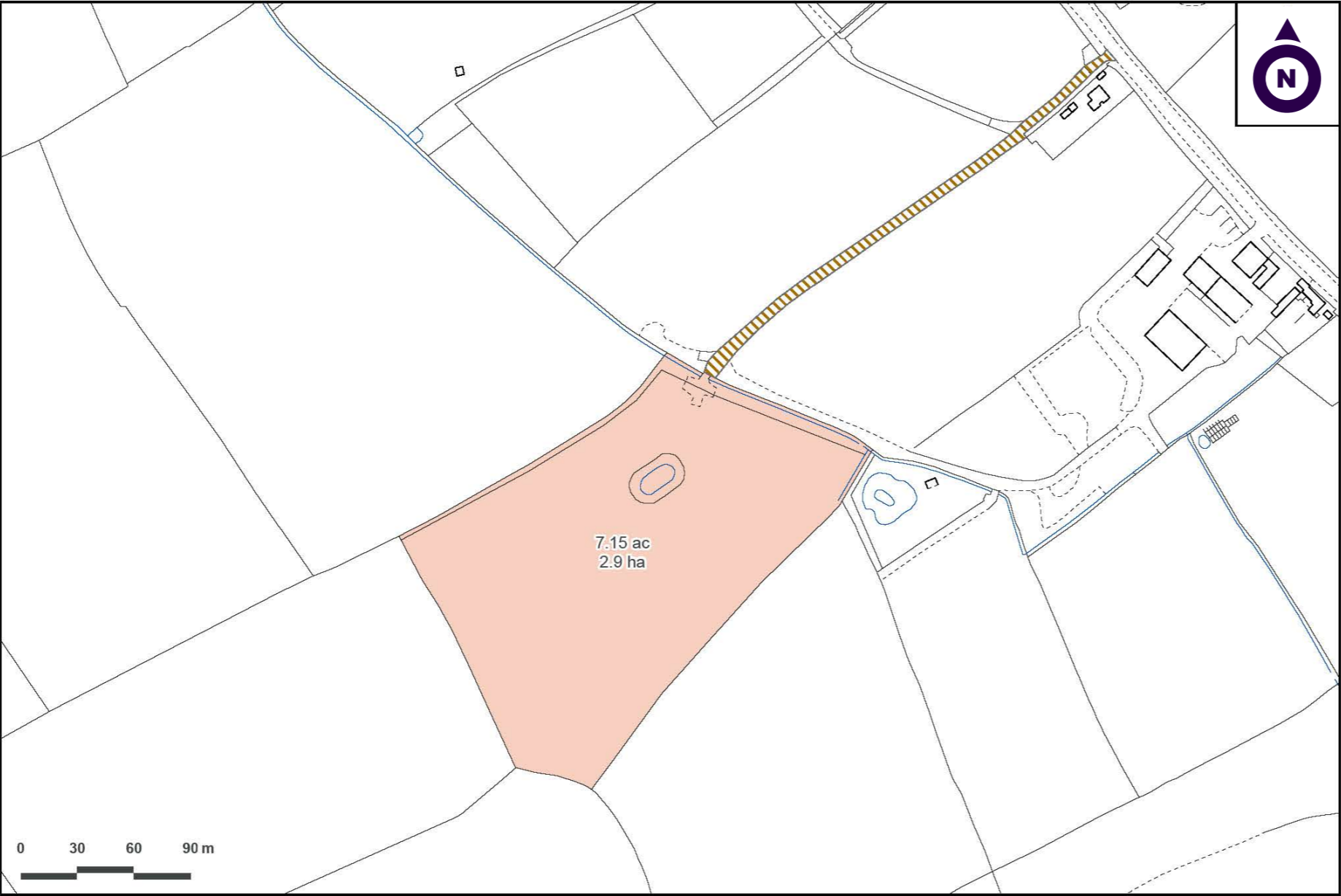
Land at Rowde Road Devizes

An 7.15 acre (2.89 ha), well fenced paddock used as a dog exercising facility.

In all the property extends to about 7.15 acres (2.89 ha) and provides a level block of pasture land which is currently used as a dog exercise field, together with a fully lined pool for dogs, which is separately enclosed with post and wire stock proof fencing and a timber pedestrian gate. The land is accessed by a third party owned track.

In all extending to 7.15 acres.

For sale by private treaty as a whole.



© Crown Copyright and database rights 2024 OS 100004458



Land

The property extends to about 7.15 acres (2.89 ha) and provides a level block of pasture land which is currently used as a dog exercise field, together with a fully lined pool for dogs, which is separately enclosed with post and wire stock proof fencing and a timber pedestrian gate.

The land is predominantly hedged on all borders and has some recently planted trees in the field. The land also benefits from an area of hardcore currently used as a parking area for visitors using the site.

Method of Sale

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

Tenure & Possession

Freehold with vacant possession.

Planning

The Property is used and has consented planning permission for the use as a secure dog exercise field. Planning permission was secured in 2017 under reference-17/00684/FUL.

Designations

We are not aware of any environmental or conservation designations affecting the land.

The land is located within the Summerham to Poulshot to Semington Nitrate Vulnerable Zone (NVZ).

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor take responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of a property or any lot or part of the property become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable) by the purchaser in addition to the purchase price.

Sporting Timber & Mineral Rights

Sporting and mineral rights are included within the sale where available.

Local Authority

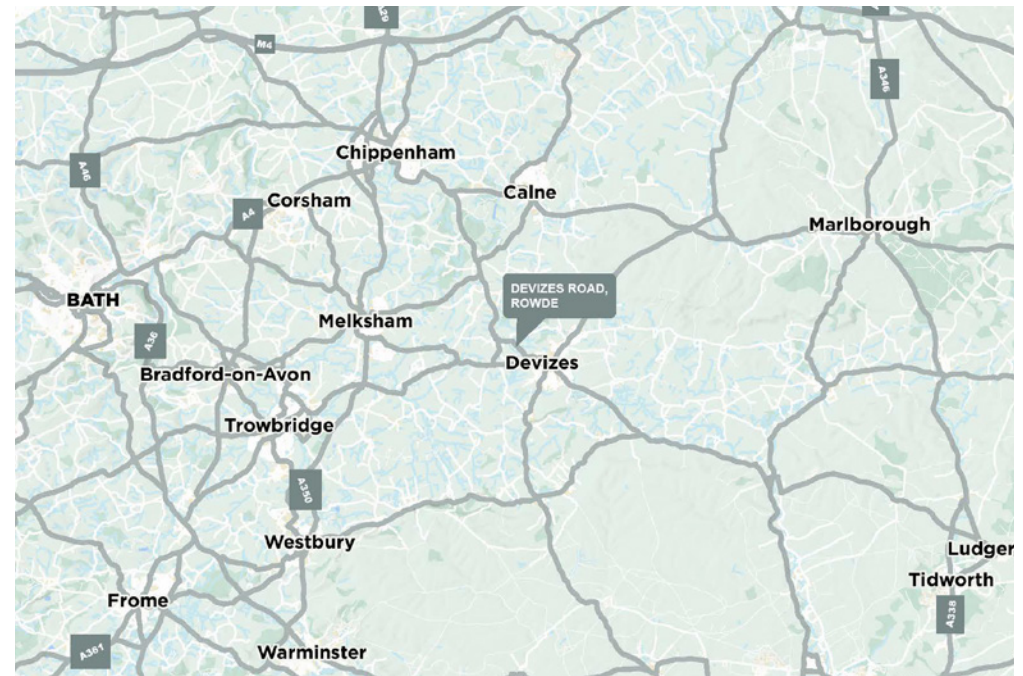
Wiltshire Council
www.wiltshire.gov.uk

Viewings

Viewings are to be strictly by appointment only, accompanied by the agent.



/// jungle.worldwide.frantic



Malborough

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

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

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