



Land at Rowde Road

Devizes, Wiltshire

Carter Jonas

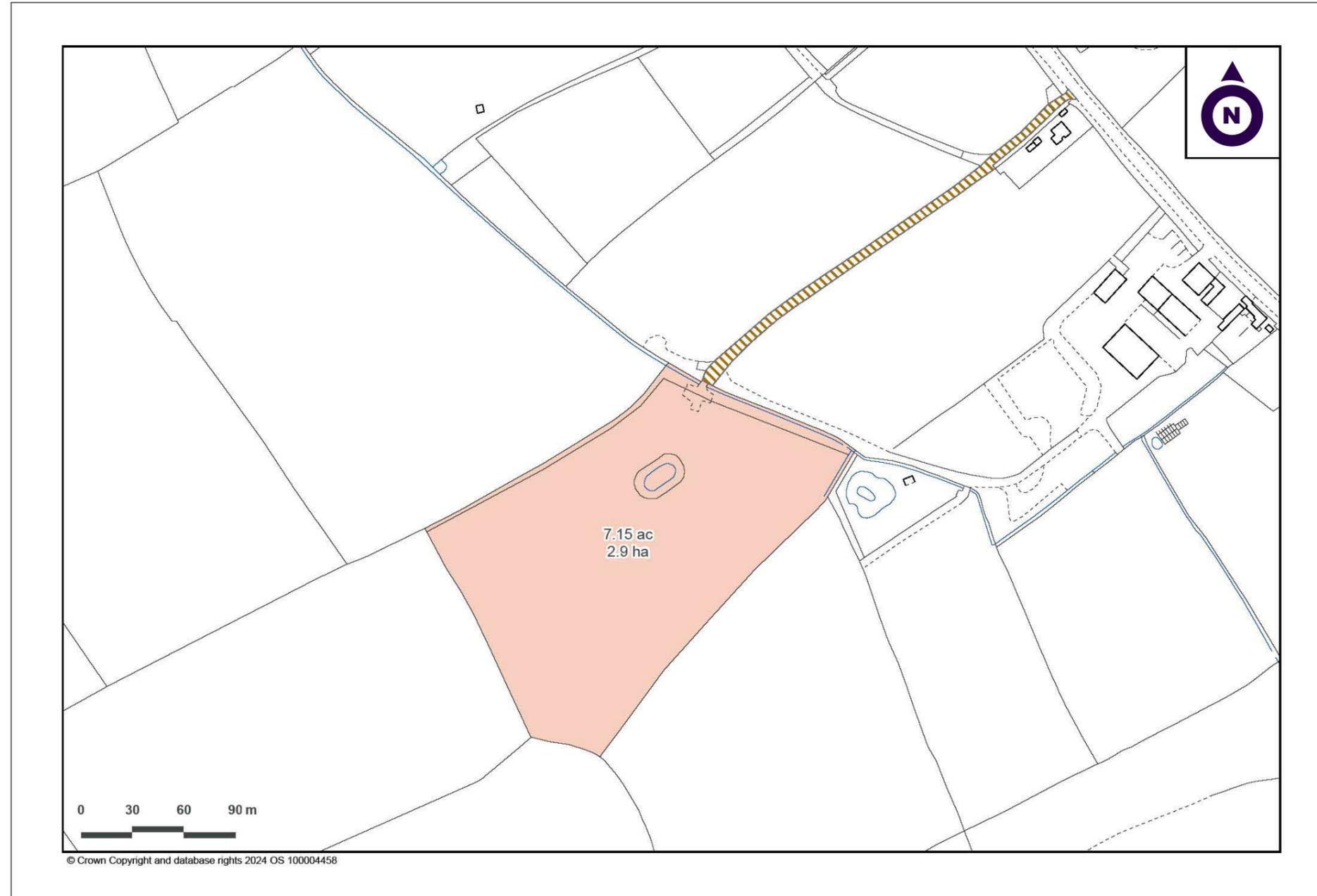
Land at Rowde Road Devizes

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.



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

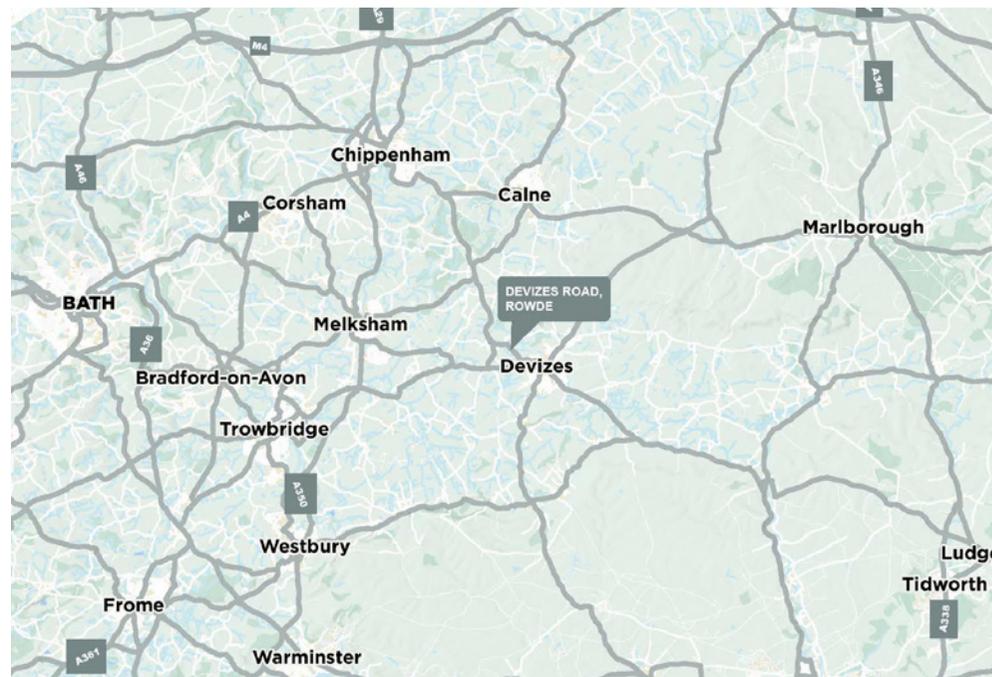
Wiltshire Council
www.wiltshire.gov.uk

Viewings

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



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Important Information

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