



Land at Draycott Foliat

Chiseldon, Wiltshire

**Carter Jonas**



# Land at Draycott Foliat Chiseldon Wiltshire

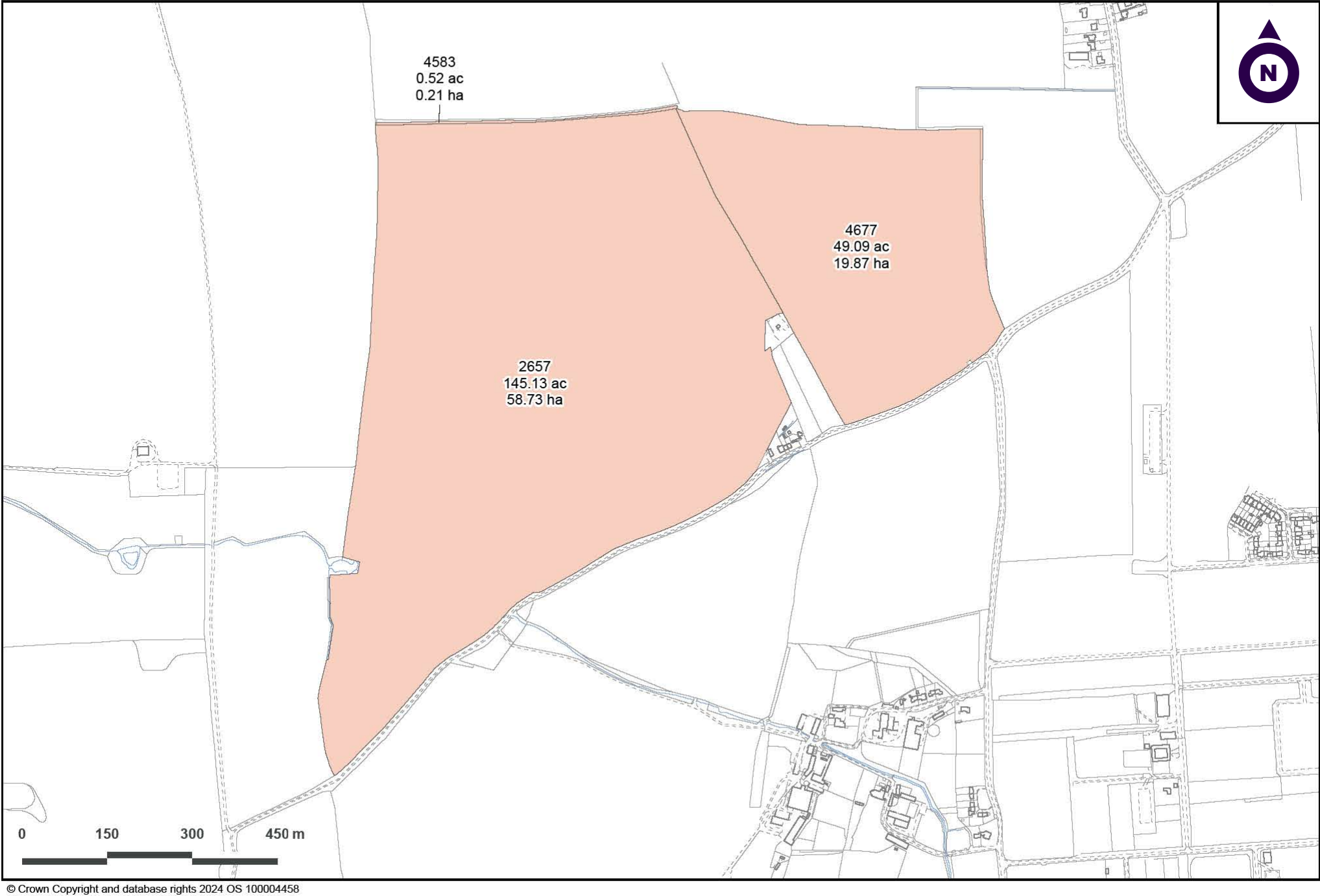
## A block of productive arable land on The Ridgeway.

The property comprises a block of predominantly arable land in an established arable rotation. The land has access either direct from the road or via tracks and rights of way.

In all extending to 194.74 acres (78.81 ha).

For sale by private treaty as a whole.

Carter Jonas



**Location**

The property is located to the south of Chiseldon close to the village of Draycott Foliat.

**Land**

Comprising a block of easily accessible farmland, predominately arable land, extending to 194.74 acres (78.81 ha). The land is base rich lime soils being grade 2 land suitable for grass or arable cropping.

The land is divided into three separate parcels, divided by grass margins. The northern, eastern and southern boundaries are defined by mature trees.

## Method of Sale

For sale by private treaty as a whole.

## Tenure & Possession

Freehold with vacant possession.

## Basic Payment Scheme

No Basic Payment Entitlements are included within the sale.

## Designations

The land is located within the North Wessex Downs National Landscape.

## Services

There are no services connected to the land.

## Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves, from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

There are a number of rights of footpaths and a bridleway crossing the property.

## Health & Safety

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

## VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements 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, mineral and timber rights are included within the sale where available.

## Local Authorities

Swindon Borough Council  
[www.swindon.gov.uk](http://www.swindon.gov.uk)

## Viewings

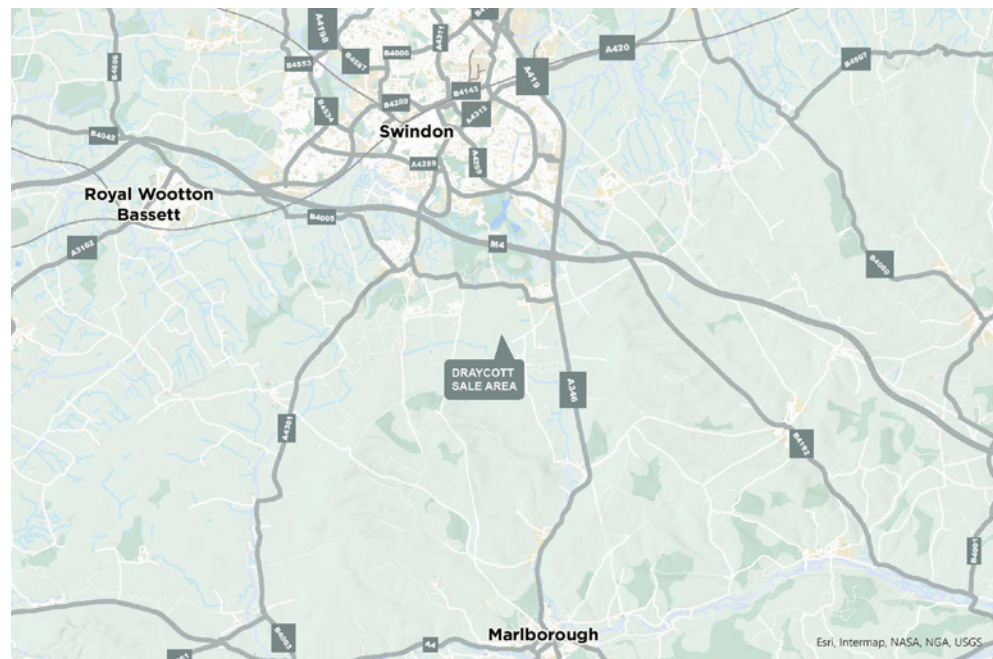
Whilst the preference is for accompanied viewings where possible, interested parties may view unaccompanied and with details to hand, on notification to the selling agent.

## Directions

From Junction 15 of the M4, take the A346 (Marlborough Road) heading south. After 1.5 miles take a right-hand turn by Three Trees Café, continue along the Ridgeway towards Draycott Foliat for c3 miles where the land starts on the right hand side where the road splits onto the Old Ridgeway.



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