



*Land at Purton*

PURTON, SWINDON

**Carter Jonas**

# LAND AT PURTON PURTON SWINDON SN5 4EG

The land is situated on the outskirts of the village of Purton, approximately 5 miles from Swindon town centre and 3 miles from Junction 16 of the M4 motorway.

A parcel of 9.27 acres (3.75 hectares) of level pasture land on the outskirts of Purton, available as a whole or in two lots.

## DESCRIPTION

The land comprises free draining shallow lime-rich soils over chalk capable of producing strong yields of grass. The land extends to 9.27 acres (3.75 hectares), although is available in two lots. Lot 1 (shown in orange) extends to 4 acres (1.62 hectares) and benefits from road frontage. Lot 2 (shown in green) extends to 5.27 acres (2.13 hectares).

The property is accessed via a newly installed gated entrance and the field boundaries comprise well maintained stockproof fencing. In recent years the land has been utilised for forage production and grazing livestock.

## METHOD OF SALE

The land is for sale by private treaty as whole or in two lots.

## TENURE & POSSESSION

The freehold is offered for sale with vacant possession on completion.

## BASIC PAYMENT SCHEME

There are no Basic Payment Entitlements included with the sale.

## ENVIRONMENTAL SCHEMES

There are no Environmental Stewardship Schemes attached to the land.

## OVERAGE

The property is sold subject to an overage provision, whereby a payment equal to 30% uplift in value shall be payable where planning consent is granted for any residential or commercial (excluding agricultural or equestrian) use on the land, within 30 years from completion.

## SERVICES

There is a mains water supply, which shall be connected with a sub-meter.

## WAYLEAVES EASEMENTS & RIGHTS OF WAY

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

## LOCAL AUTHORITY

Wiltshire Council  
wiltshire.gov.uk

## VIEWINGS

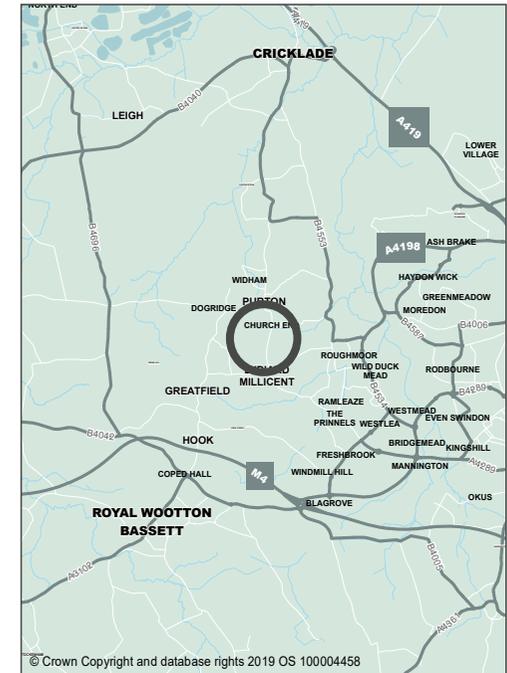
Strictly by appointment through the selling agents Carter Jonas: 01225 747270

Given the potential hazards of a working farm we would ask you to be as vigilant as possible when making your inspection for your own personal safety.

## DIRECTIONS

SN5 4EG

From junction 16 of M4, take the A3102 and at the first roundabout take the first exit onto the B4534. Follow the road passing over two mini roundabouts. Take the first exit at the Tewkesbury Cross roundabout and follow this road into Lydiard Millicent. At the mini roundabout turn right onto Church Place, follow this road and the land will be found on your left hand side.



## BRISTOL

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## BATH

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## IMPORTANT INFORMATION

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