



PADDOCK LAND OFF WEST MILL LANE

Cricklade, Wiltshire, SN6 6NB

BROWN & CO

Paddock Land Off West Mill Lane

Cricklade, Wiltshire, SN6 6NB

Approximately 6.49 Hectares (16.04 Acres)

Natural Water Supply | For Sale in up to 3 Lots | High Amenity Value

FOR SALE BY PRIVATE TREATY

LOCATION

The land is located to the north of the Wiltshire town of Cricklade, approximately 10 miles to the north of Swindon.

The location plan within these details shows the exact position of the land.

DESCRIPTION

The property comprises a block of approximately 6.49 Hectares (16.04 Acres) of productive permanent pasture which is contained by indigenous hedgerows along with post and rail fencing. Running down the southern boundary is the River Thames. The property would be suited to equine or amenity use (subject to planning).

TENURE AND POSSESSION

The Property is for sale freehold with Vacant Possession upon completion.

SPORTING MINERAL AND TIMBER RIGHTS

Sporting rights, mineral rights and timber rights will be included within the freehold in so far as they are owned by the Vendor.



BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's agents will be responsible for defining the boundaries nor their ownership.

ANTI MONEY LAUNDERING

LEGISLATION

In accordance with most recent Anti Money Laundering legislation, purchasers will be required to provide proof of identity and address to the Vendor's agents once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Castle Link, 33 North Bar Street, Banbury, OX16 0TH
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WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is offered for sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

It is understood that a footpath crosses the property running in a east, west direction. A second footpath runs along the southern edge of the property.

SERVICES

There are no services connected to the land however the property benefits from a natural water supply in the form of the River Thames that runs along the southern boundary of the land.

VIEWING

Viewing is strictly by appointment with Brown & Co.

SELLING AGENT

Will Gasson 01295 273555
William.gasson@brown-co.com

Thomas Birks 01295 273555
Thomas.birks@brown-co.com

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole or in up to 3 lots.

PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid 1:2,500 scale plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

ACCESS

The property is accessed via West Mill Lane via a shared concrete access track.

LOCAL AUTHORITY

Wiltshire Council - 0300 4560100

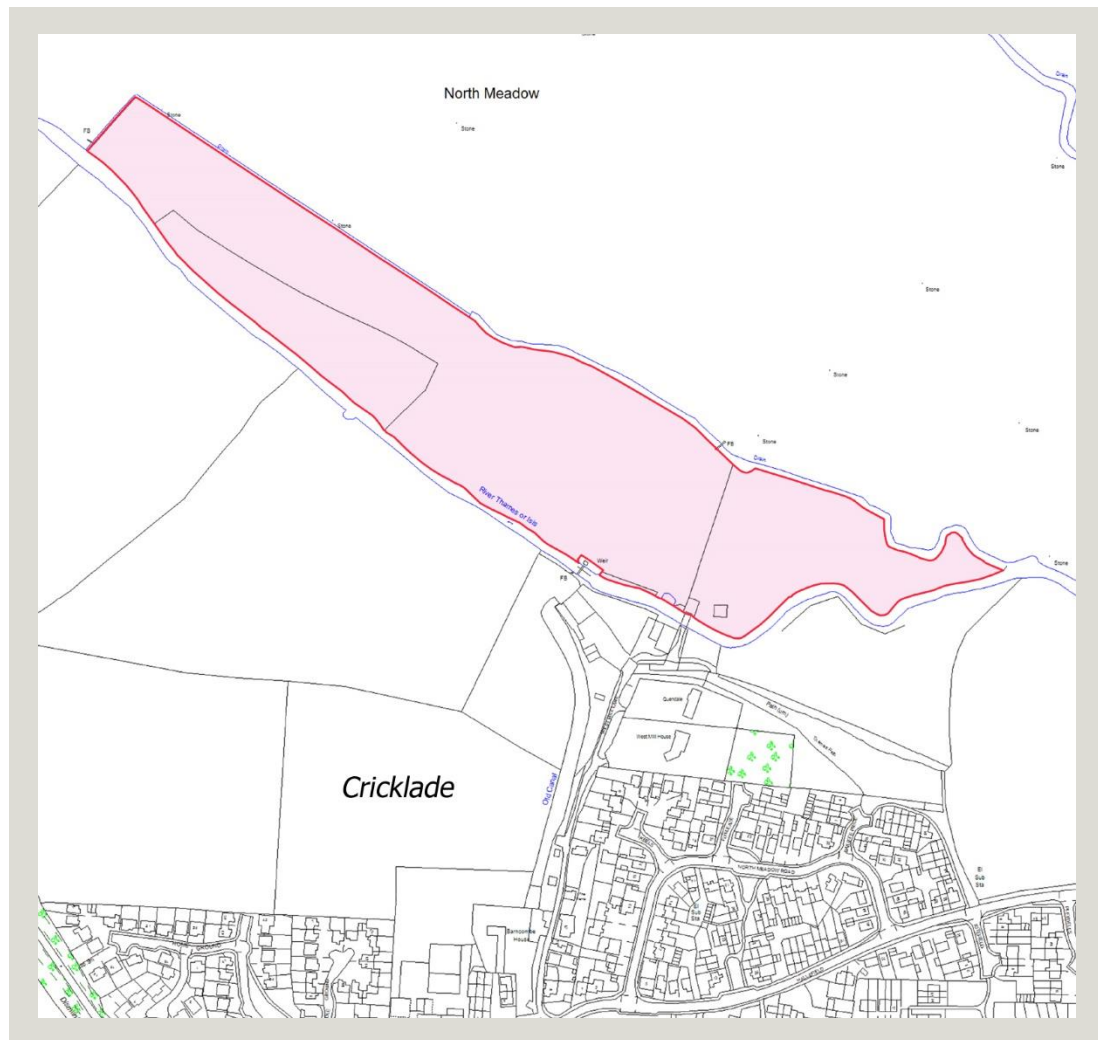
GENERAL REMARKS AND STIPULATIONS

These particulars are subject to contract.

DEVELOPMENT CLAWBACK

The seller reserves the right to receive 30% of any uplift in value in the event that planning permission is granted (payment on sale or implementation) for any use other than agricultural or equine, running for a period of 40 years from the date of completion.





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

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