

# FOR SALE

## Land at The Common, Minety, SN16 9RH

3.54 acres of permanent pasture

Minety – 0.5 miles

Swindon – 8 miles

Cirencester – 7 miles (All distances are approximate)

Freehold with Vacant Possession

**Offers invited in excess of £15,000 per acre**

### Land Details

An attractive parcel of level permanent pasture extending to approximately 3.54 acres located just south of the village of Minety, Wiltshire. The land presents a range of opportunities to anyone with equestrian or amenity interests and is enclosed by mature hedgerows on three boundaries. The land is classified as Grade 4 and is outlined in red on the plan overleaf. The land is currently part of a larger field parcel and will be fenced off between points A and B as a condition of the sale by the Vendor.

### Access

Access to the land is obtained from the main public highway to the west, known as The Common.

### Viewings

Interested parties may walk the land at any time during daylight hours provided they carry a copy of the particulars with them. Please be aware that cattle may be grazing the land at the time of viewings.

### Location

The access to the land is located approximately 0.5 miles south of the village of Minety and is marked with a red circle on the location plan overleaf.

### Method of Sale

The freehold of the property is offered for sale by private treaty with vacant possession.

### Services

A water trough is located to the north of the land with a mains water connection. Please note that a water pipe crosses the land of which the adjoining landowner will need to retain access. It will be the responsibility of the purchaser to investigate whether any other services can be made available.

### Basic Payment Scheme

The property is currently claimed annually under the Basic Payment Scheme. No Basic Payment Entitlements will be included within the sale of the land.

### Environmental Matters

The land is not currently entered under any agri-environment scheme. The land lies within a Nitrate Vulnerable Zone.



### Sporting & Mineral Rights

The Sporting & Mineral Rights are in hand and included in the sale.

### Land Schedule

<u>NATIONAL GRID NO</u>	<u>HECTARES</u>	<u>ACRES</u>
SU0390 2419	1.43	3.54
<b>TOTAL</b>	<b>1.43</b>	<b>3.54</b>

### Rights of Way

As far as we are aware, there are no rights of way crossing the land.

### Offer Deadline

12 noon 18<sup>th</sup> May 2023.

### Directions

From the A419, take the Cricklade exit and follow the High Street until you reach the mini roundabout. Then take the second exit onto the B4040 and continue for nearly 5 miles. Once you reach the Turnpike Inn, turn left along The Common and the access will be the second field gate on the left. The nearest postcode is SN16 9RH.

### Enquiries and further information

All enquiries should be made to Pippa Wildern or George King at WebbPaton.

Telephone: 01793 842055. Email: [pwildern@webbpaton.co.uk](mailto:pwildern@webbpaton.co.uk) or [Gking@webbpaton.co.uk](mailto:Gking@webbpaton.co.uk)



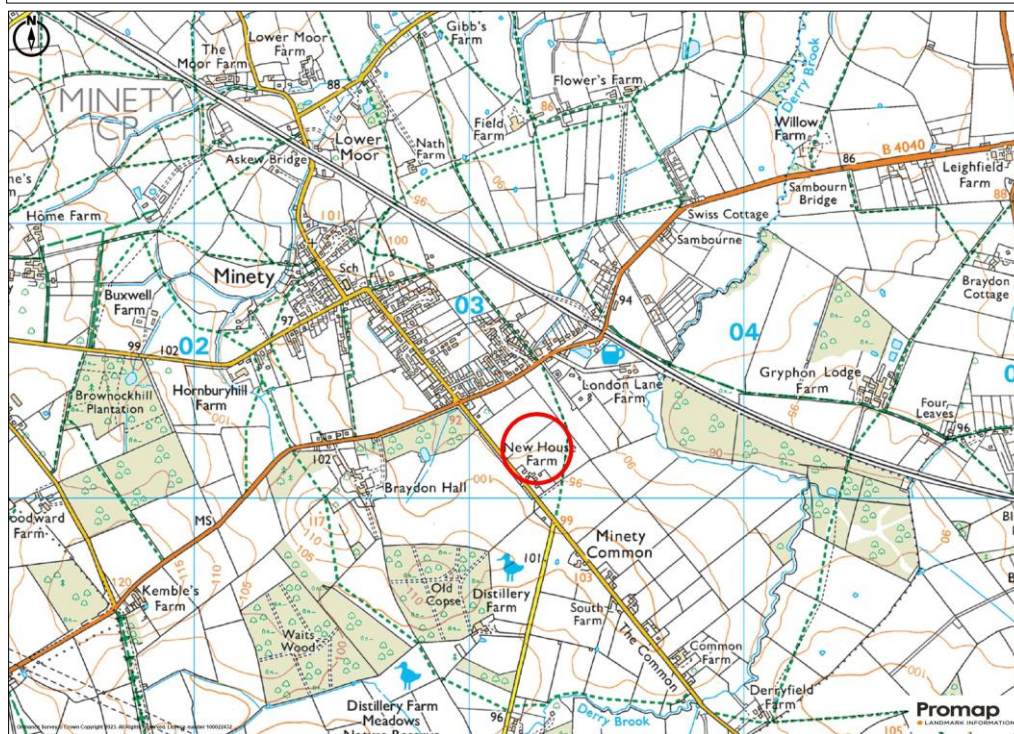
Land at The Common, Minety, SN16 9RH

3.54 acres of permanent pasture

webbpaton

# Land at The Common, Minety, SN16 9RH

3.54 acres of grassland



## IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

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