

**V****P**

# *Voyce Pullin*

*Rural Property Agents*



## **AGRICULTURAL LAND** **COMMON ROAD, MALMESBURY, WILTSHIRE**

Arable land extending to approximately 14.48 acres.

**FOR SALE BY INFORMAL TENDER**  
**(TENDER DEADLINE – WEDNESDAY, 8<sup>TH</sup> JUNE AT 5.00 PM)**

**GUIDE PRICE - £100,000**



Knights Farm, Shepperdine Road, Oldbury on Severn, Bristol, BS35 1RL

Tel: 01454 269486 Fax: 01454 413320

[www.voycepullin.co.uk](http://www.voycepullin.co.uk)

## LAND AT MALMESBURY, WILTSHIRE

**SITUATION:** The land lies immediately adjoining Common Road, Malmesbury, Wiltshire approximately SN16 0HN

**DIRECTIONS:** From Malmesbury head south for approximately 1.5 miles and turn right onto Common Road, before the village of Corston. Continue along Common Road for 0.5 miles where the land will be found on your righthand side (adjacent to the Voyce Pullin sign).

**DESCRIPTION:** A useful block of land currently in Winter Wheat with access to and with long frontage to the public highway (Common Road). The land is suitable for Agricultural or Equestrian use.

**TENURE AND POSSESSION:** The property is offered with Freehold Tenure and with Vacant Possession. Holdover will be maintained until removal of the growing crop.

**TIMBER:** All standing timber is included in the sale.

**VALUATION:** There will be no claim by the Vendor or the Purchaser in addition to the purchase price.

**PLANNING:** The Vendors are not aware of any planning history on the land. The property is within the Wiltshire District Council area should potential buyers wish to make their own enquiries.

**SINGLE PAYMENT SCHEME & ENVIRONMENTAL SCHEMES:** The land has been registered and used to activate entitlements. These are not included in the sale, but are available by separate negotiation. The land forms part of an ongoing ELS Agreement.

**SERVICES:** Mains water is not connected to the land but it is believed to be available in the adjoining road. Purchasers should make their own enquiries from the Water Authority.

**SPORTING:** All sporting rights are in hand and included in the sale.

**LOCAL AUTHORITY:** Wiltshire District Council –  
Telephone 01249 706444 or 0300 456 0100  
[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk).

**EASEMENTS, COVENANTS, RIGHTS OF WAY:** The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provisions of any planning scheme of County or Local Authorities. The

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purchasers shall be deemed, the property being open for inspection, to have full knowledge of the boundaries or the ownership thereof.

**PLANS, AREAS & SCHEDULES:** These are based upon the Ordnance Survey and other data provided to the Vendors' Agents. This information is provided for reference purposes only. The Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given.

**VIEWING:** The land may be viewed at any reasonable hour by people in possession of these particulars.

### SOLICITORS

Messrs Forrester & Forrester  
59 High Street  
Malmesbury  
Wiltshire  
SN16 9AH  
FAO: Mr A Gill  
Tel: 01666 822671



#### Important Notice: (to be read by all prospective purchasers)

Voyce Pullin hereby gives notice for the Vendor, whose agents they are and for themselves as follows: 1 These particulars are prepared for the guidance of intending purchasers, intended to give a fair overall description of the property. 2 These particulars do not constitute or form part of an offer or contract. 3 Any prospective purchasers must satisfy themselves by inspection, survey or otherwise as to the structural condition, general condition or working order of any buildings, fences, gates, services, equipment or other facilities forming part of the holding on offer and not to rely on any descriptions or information set out in these particulars as a statement of fact. 4 Descriptions, dimensions, reference to permission/user of the property or condition of same, whether set out in these particulars, on the plan, verbally or otherwise given, are given in good faith, believed to be correct. Intending purchasers must however satisfy themselves and not rely on them as representations or statements of fact. 5 Any area measurements, dimensions or distances given are approximate only and must not be relied upon for any future use. 6 Where these particulars refer to a particular use of the premises this is not intended as a statement that any necessary planning, other consents or building regulations are in place and these matters must be verified by intending purchasers. 7 No responsibility will be accepted by Voyce Pullin or the vendor for any expense incurred by prospective purchasers or their Agents. 8 Any information set out in these particulars, is given without responsibility on the part of the vendors or Voyce Pullin and no person in the employment of Voyce Pullin has any authority to make or give any statement, representation or warranty whatsoever, in relation to the property. (Photographs taken April 2011 and details prepared May 2011)

**Lydney**  
Tel: 01291 680068