



Voyce Pullin

Rural Property Agents



MEADOW FARM BRAYDON, SWINDON, SN5 0AN

A well situated level parcel of pasture land extending to approximately 4.10 acres with vehicular access and versatile new 3 bay building with water supply.

OFFERS IN EXCESS OF £75,000

Joint Sole Agents James Pyle & Co 01666 840886



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SITUATION: The land is located on the North West outskirts of Royal Wootton Bassett at Braydon, accessed off the B4696 North of the B4042 Malmesbury Road.

DESCRIPTION: Meadow Farm extends to approx. 4.10 acres of pasture land bounded by recently planted belt of trees including oak and mixed native species. The land is fully fenced and forms one large single paddock with a new 'Farmplus' 3 bay mono-pitch barn measuring approx. 14m x 5m. The land has a vehicular access over a newly formed track.

SERVICES: The land will benefit from its own water supply which will be connected upon completion of the sale. A mains electricity supply runs across the adjoining land. Prospective Buyers should make their own enquiries with the electricity provider with regards to connection costs.

TENURE AND POSSESSION: The property is offered for sale with Leasehold Tenure and Vacant Possession will be granted upon completion.

PLANNING: The agents are not aware of any planning history. Potential purchasers are free to make their own enquiries of the local planning authority.

EASEMENTS, COVENANTS, RIGHTS OF WAY: The property is sold subject to any rights benefits or incidents of tenure which affect it. Further information on the above is available from the Auctioneers or Solicitors.

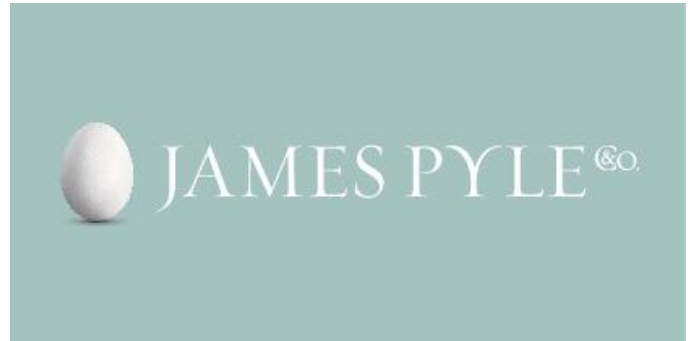
LOCAL AUTHORITY: Wiltshire Council
Tel: 0300 456 0100
Website: www.wiltshire.gov.uk

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 daylight hour by people in possession of these particulars.



JOINT SOLE AGENTS:



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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. (Details and Photographs taken April/May 2014)

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