

LAND AT BRAYDON CROSSROADS

Braydon Road, Swindon, SN5 0AG



DALCOUR
MACLAREN

LAND FOR SALE

0.97 Hectares (2.38 Acres)

Freehold: **OIEO £10,000**

- Small parcel of amenity/pasture land
- Proximity to local road network

*INDICATIVE RED LINE ONLY

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Location

The property is located in North Wiltshire approximately 6 miles northwest from the edge of Swindon. Junction 16 of the M4 is approximately 5 miles to the south.

The land is situated to the north of the unclassified road which extends to the west from the B4696 which forms the eastern boundary.

Description

The land comprises an area of permanent pasture and small woodland fringes extending to approximately 2.38 acres. The land is not fully stock fenced and there is no separate piped water supply. The parcel is subdivided by a watercourse / ditch known as the Barstroppe Ford Culvert to create two distinct areas.

The B4696 forms the eastern boundary of the site and a further unclassified road completes the southern boundary which provides access. The land has been recently topped and kept tidy but is no longer used actively for grazing or for the conservation of hay or silage.

A pedestrian gate leads off the unclassified road to the west of the plot and leads on through the woodland to the north, but this is not recorded on the Wiltshire County Council Definitive Rights of Way Plan as a formal right of way.



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Terms

The property is available freehold with vacant possession.

Ground Conditions

We have not been provided with or obtained any reports in relation to the ground conditions.

Planning

There is no planning history available for the site. It is not listed as in the Green Belt, AONB or conservation area.

EPC

There are no buildings on site so the property is exempt from the EPC regulations.

Business Rates

The property has not been individually assessed for business rates purposes.

Price

We are instructed to seek offers in excess of £10,000.



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Title

The land is unregistered and the vendor holds the Deeds. A copy of the legal pack is available from the selling agent on request.

By highways dedication agreements dated 29th September 1972 and 10th July 1996 the areas shown shaded brown on the conveyance plan have been removed from the Property and dedicated as public highway.

Legal Costs

Each party is to be responsible for their own legal costs.

Finance Act 1989

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT). Purchasers should satisfy themselves independently as to VAT in respect of any transaction.

Dalcour Maclaren

Mari Lewis
07423 627441

Tom Seckington
07557 651210
01622 623024

Interested parties can view the property without appointment. All viewings are at your own risk and the vendor accepts no responsibility.

Details created January 2021.



Legal Notice: Dalcour Maclaren and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of any offer or contract (ii) No person in the employment of or agent of or consultant to Dalcour Maclaren has any authority to make or give any statements or representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents.

Rights of Way and Easements: The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied and other rights, obligations, easements, quasi-easements and restrictive covenants or all existing and proposed wayleaves whether referred to in these particulars or not.