



PADDOCK LAND AT SOUTHWICK

Hoggington Lane, Southwick, Trowbridge, Wiltshire, BA14 9NR

BROWN & CO

PADDOCK LAND AT SOUTHWICK

Hoggington Lane, Southwick, Trowbridge, Wiltshire, BA14 9NR

Approximately 4.92 Acres (1.99 Hectares)

Paddock Land|Direct Road Access|Close Proximity to Village

FOR SALE BY PRIVATE TREATY

LOCATION

The land lies to the west of the village of Southwick just off Hoggington Lane (a no through road). Southwick lies just to the south west of the county town of Trowbridge. See location plan within these particulars for the exact position of the land.

DESCRIPTION

The property comprises a single enclosure of permanent pasture extending in all to some 4.92 acres (1.99 ha).

METHOD OF SALE

The property is offered For Sale by Private Treaty, as a whole.

TENURE AND POSSESSION

Tenure is Freehold and Vacant Possession will be granted on completion.

SERVICES

Mains water can be made available via a sub-metered supply arrangement.

SPORTING, MINERAL AND TIMBER RIGHTS

Sporting, Mineral and Timber Rights will be included within the sale so far as they are owned by the vendor.

ACCESS

The property is accessed off a spur off Hoggington Lane.

VIEWING

Viewing is strictly by appointment with Brown & Co.

David Thorpe – 01295 220223 david.thorpe@brown-co.com

Tom Birks – 01295 220220 tom.birks@brown-co.com

WAYLEAVES, EASEMENTS & 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.

There is an overhead electricity transmission line which crosses the property in an east/west direction.

WHAT 3 WORDS LOCATION SEQUENCE

moves.moods.rapid

BOUNDARIES

The Purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the Vendor nor their agents shall be responsible for defining the boundaries or the ownership thereof.

ANTI-MONEY LAUNDERING REGULATIONS

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.

LOCAL AUTHORITY

Wiltshire Council – 0300 4560100

customerservices@wiltshire.gov.uk

DEVELOPMENT CLAWBACK

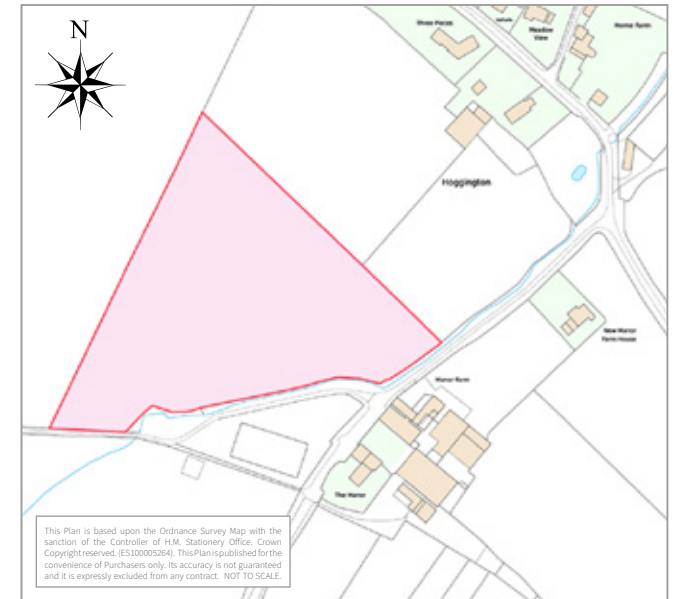
The Vendor will reserve the right to receive 30% of any uplift in value in the event that planning permission is granted (payment on sale or implementation) for any use other than agriculture or equine, running for a period of 20 years from the date of completion.

PLANS, AREAS AND SCHEDULES

The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

GENERAL REMARKS AND STIPULATIONS

These particulars are Subject to Contract.



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 others 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 Basic 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: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in October 2023. Brochure by wordperfectprint.com.

6 Manor Park, Banbury, Oxfordshire OX16 3TB
01295 273555 | banbury@brown-co.com

BROWN & CO