



Land at Frieth Farm, Lavington Road, Potterne, Devizes, Wiltshire, SN10 5RF

A well-situated, rarely available parcel of predominantly arable land with roadside access.

In total 33.12 acres (13.40ha)

Guide Price £330,000

Freehold



**Land at Frieth Farm, Lavington Road, Potterne,
Devizes, Wiltshire, SN10 5RF**

- Productive block of arable and pastureland split into three parcels
- Predominantly Grade 3 arable land
- Excellent Roadside access
- For sale by Private Treaty
- In total 33.12 acres (13.40 ha)
- Guide Price £330,000

Viewing during daylight hours with a set of these particulars in hand, having first informed the agent, Sampson Devizes Office on 01380 710535





Situation

The property is located one mile to the south of the village of Potterne and the eastern boundary of the land directly adjoins the A360.

The Land

33.2 acres (13.40ha) of predominantly arable land including approximately 5.1 acres of pasture benefitting from two roadside access gates.

The land is subdivided into three parcels, two fields of arable and one of pasture. The arable is currently growing a crop of winter barley and subject to a Farm Business Tenancy.

The land is predominately grade 3 and gently sloping uphill from north to south. The land is subdivided by a brook, mature trees and hedgerow boundaries but is not fully enclosed.

The land is classified as a slightly acid but base-rich loamy and clayey soils, suited to grass production for dairying or beef or cereal production.

Buyer to fence points A to B on the sale plan.

Services

There are currently no services connected to the property.

Agricultural Schemes

The farm is registered with the RPA and field parcels can be transferred on completion with the delinked payments being retained by the current owner. There are no other agricultural schemes present.

Access and Rights of Way

Access to the property is directly from the public highway and no rights of way cross the property.

Designations

Situated within a Nitrate Vulnerable Zone.

Parts of the land are at risk from flooding from rivers and sea and surface water either side of the brook.

Tenure and Possession

Freehold, subject to a Farm Business Tenancy until the 30th September 2025 but vacant possession can be made available after harvest 2024 if required.

Local Authority

Wiltshire Council
Bythesea Road, Trowbridge, Wiltshire BA14 8JN
0300 456 0100

Directions

From Devizes take the A360 south and follow the road for 3 miles and there is a layby on the right hand side of the road with two gateways for access.

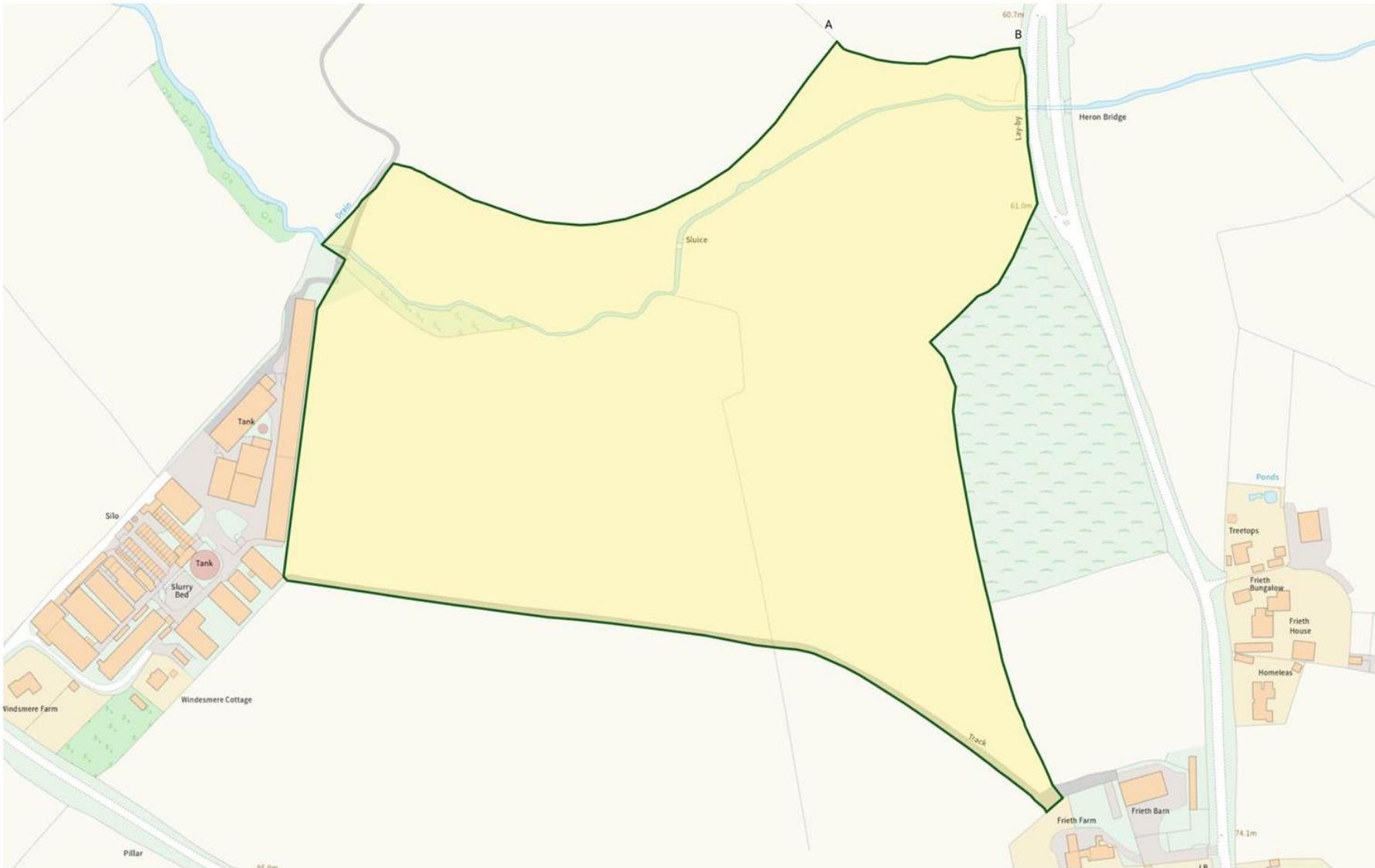
Viewings

Viewing during daylight hours with a set of these particulars in hand, having first informed the agent Symonds and Sampson LLP. Further information if required is available from Chris Powell of Jack Curnick-James on 01380 710535.

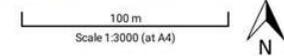
What3words

treetop.remembers.swing

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