



Land at Worton, High Street, Worton, Devizes, Wiltshire, SN10 5RU

A well-situated block of organic pastureland with mature hedgerow boundaries.
In total 36.07 acres (14.60 ha)

Guide Price £325,000
Freehold with Vacant Possession



**Land at Worton, High Street, Worton, Devizes,
Wiltshire, SN10 5PT**

- Permanent pasture split into 5 parcels.
- Potential for equestrian or amenity STP
- Predominantly Grade 3 land
- Backs onto the village of Worton
- For sale by Private Treaty
- In total 36.07 acres (14.60 ha)
- Guide Price £325,000

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





Situation

The land is located 3 miles to the southwest of the town of Devizes and directly adjoins the village of Worton.

Worton is a charming Wiltshire village near the northern edge of Salisbury Plain and is an attractive, rural location with a lot to offer.

The Land

36.07 acres (14.60 ha) of predominantly pastureland, which has previously been used for livestock grazing and hay making.

The land is subdivided into 5 parcels which are separated by well-established hedgerow and tree boundaries. The land itself is predominately grade 3 and is generally level.

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

Services

There are currently no services connected to the property.

Agricultural Schemes

The land is registered with the RPA and can be transferred on completion.

The land is certified organic. Delinked payments will be retained by the current owners.

Access and Rights of Way

Access to the land is via a private lane which directly joins to the public highway and shown in orange. There is a public footpath that passes over a small portion of the land. As shown on the attached plan in blue.

Designations

The land is in parts at risk from rivers and sea and surface water and is located within a Nitrate Vulnerable Zone.

Tenure and Possession

Freehold, with vacant possession.

Local Authority

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

Directions

From Devizes take the A360 south towards Potterne. Once in Potterne take the road west towards Worton, once entering the village of Worton follow the high street for approximately 500 meters. The entrance to the land should be on your right-hand side and marked by a sale board.

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 Jack Curnick-James on 01380 710535.

What3words

famed.intricate.excavated

