

# FOR SALE

## LAND AT HACKPEN HILL, BROAD HINTON, SWINDON SN4 9NR

121.52 acres of arable land

Freehold with Vacant Possession

**OFFERS IN EXCESS OF £1,500,000**

M4 Jn 17 – 6.3 miles | Marlborough 6.5 miles

(All distances are approximate)

### Land Details

Three fields of productive level land totalling approximately 121.52 acres (49.18 hectares) recently in combinable cropping and situated on the Wiltshire Downs.

The land is primarily Grade 2 land classification, with lime-rich loamy soils. The land benefits from good roadside access and a mixture of hedgerows and open boundaries.

### Access

Access to the land is obtained from a gateway in the eastern corner leading from the public highway.

### Services

A water supply was previously connected to this field and it is assumed that the supply could be reconnected. It will be the responsibility of the purchaser to investigate whether any other services can be made available.

### Location

The land is located in an attractive position at the foot of the Hackpen Hill with a view of the White Horse and is marked with a red circle on the location plan overleaf.

What3Words: [///charmingly.highs.attend](https://www.what3words.com/charmingly.highs.attend)

### Rights of Way and Easements

As far as we are aware there are no rights of way or easements crossing the land.

### Basic Payment Scheme

The land is registered on the Rural Payments Register and historically, the Basic Payment Scheme (BPS) has been claimed. BPS and entitlements are no longer available so are not included with the sale. As the delinked payment transfer window has passed, the vendor will continue to receive the future delinked payments relating to the land.

### Environmental Matters

The land is under a Higher Level Stewardship Scheme ending 31<sup>st</sup> October 2024. The land lies within a Nitrate Vulnerable Zone.

### Land Schedule

<u>NATIONAL GRID NO</u>	<u>HECTARES</u>	<u>ACRES</u>
SU1175 6386	9.86	24.36
SU1176 4943	12.89	31.85
SU1276 2305	26.43	65.31
<b>TOTAL</b>	<b>49.18</b>	<b>121.52</b>



### Sporting & Mineral Rights

The Sporting & Mineral Rights are in hand and included in the sale so far as they are owned.

### Method of Sale

The freehold of the property is offered for sale as a whole by private treaty with vacant possession.

### Viewings

Interested parties may inspect the land at any time during daylight hours provided they carry a copy of the particulars with them. Interested parties are responsible for their own safety.

### Directions

From M4 Junction 17 take the B4005 towards Wroughton and turn first right into Hay Lane. Follow this road up onto the Downs and at the crossroads turn right onto the A4361. After 1.75 miles take the second turning on the left and the land is on your left after 0.25 miles.

### Enquiries and Further Information

All enquiries should be made to Mark Webb or Pippa Wildern at WebbPaton, The Dairy, Hook SN4 8EF. Telephone: 01793 842055. Email: [mark@webbpaton.co.uk](mailto:mark@webbpaton.co.uk) or [pwildern@webbpaton.co.uk](mailto:pwildern@webbpaton.co.uk)

### Data Room

An online data room is available for the sale. Please contact WebbPaton for access.



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webbpaton

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## IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

WebbPaton Rural & Commercial Valuers  
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