

FOR SALE

LAND AT BINCKNOLL FARM, BINCKNOLL LANE, ROYAL WOOTTON BASSETT SN4 8QT

39.12 acres of arable land

Freehold with Vacant Possession

OFFERS IN EXCESS OF £370,000

M4 Jn 17 – 3 miles | Royal Wootton Bassett – 2.5 miles
(All distances are approximate)

Land Details

A single parcel of productive level land extending to approximately 39.12 acres (15.83 hectares) currently down to maize.

The land is primarily Grade 3 land classification, with base-rich loamy and clayey soils. The land benefits from good roadside access and is surrounded by mature hedgerows.

Access

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

Railway Bridge

The highway leading to the land crosses a railway bridge. The bridge is 12' wide (3.66 metres) and has no publicised weight restriction.

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 Wiltshire Downs and is marked with a red circle on the location plan. What3Words: [///bigger.sugars.alien](https://www.what3words.com/#!/bigger.sugars.alien)

Rights of Way and Easements

2 bridle paths run diagonally across the land shown in blue on the plan overleaf. As far as we are aware, there are no other rights of way or easements crossing the land.

Sporting & Mineral Rights

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

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 Mid-Tier Countryside Stewardship Scheme ending 31st December 2027, under the option BE3 (management of hedgerows), AB8 (wild flower margins) and SW5 (green cover following maize), which brings in an income of £4,081.48pa. This



scheme can either be transferred to the purchaser or terminated. The land lies within a Nitrate Vulnerable Zone.

Land Schedule

NATIONAL GRID NO	HECTARES	ACRES
SU1079 3188	15.83	39.12
TOTAL	15.83	39.12

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 A3102 towards Royal Wootton Bassett turning first left opposite the Sally Pussey's Inn after approximately 0.9 miles. Bear left after 0.5 miles and then follow the road for about 1.75 miles when the land will be seen on your right.

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 or pwildern@webbpaton.co.uk

Data Room

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

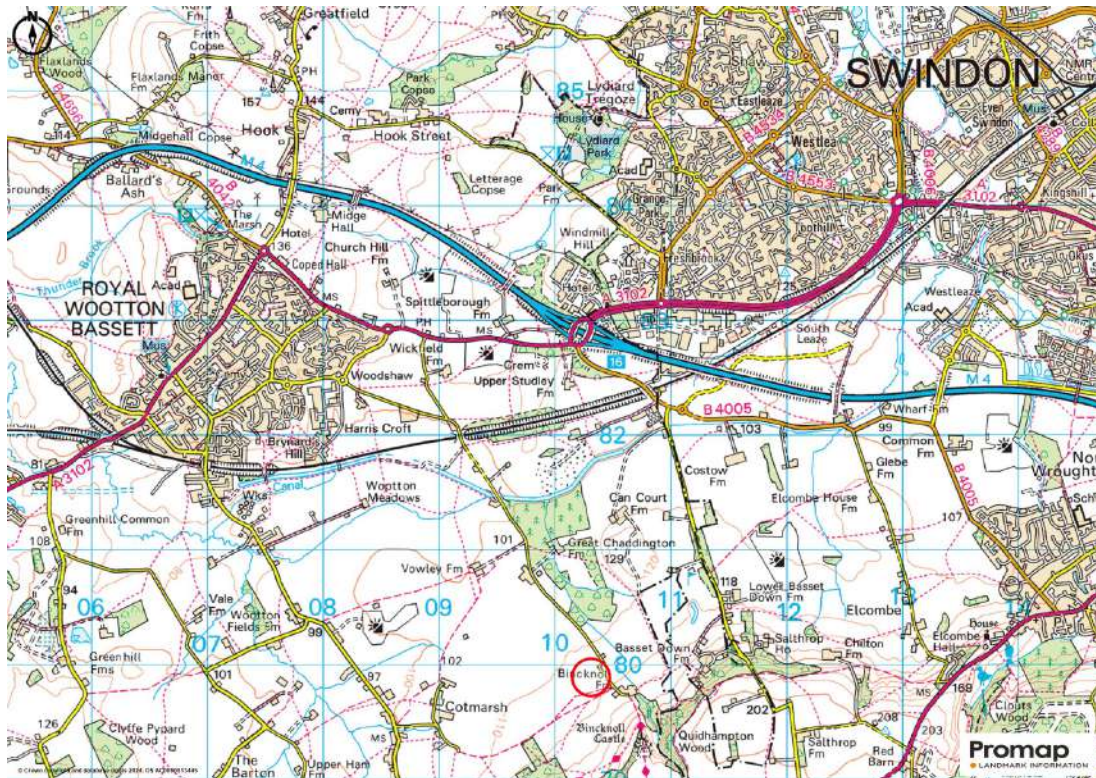
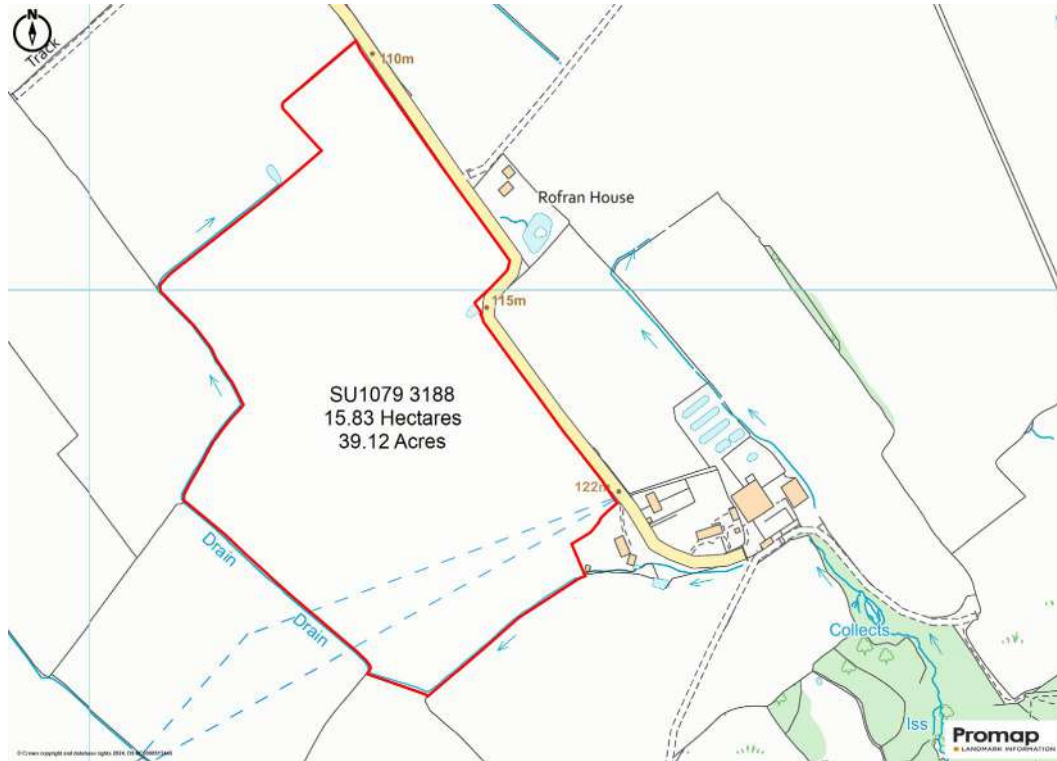


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IMPORTANT NOTICE

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 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.
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- 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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