

FOR SALE

LAND AND BUILDINGS AT PACKHORSE LANE, PURTON, SWINDON, WILTSHIRE, SN5 4HU

(approx. postcode)

A 2.76 acre grass paddock with charming old stone stables and garage, offering planning potential for sale by Informal Tender - Freehold with Vacant Possession

OFFERS IN EXCESS OF £150,000

Land Details

An attractive single parcel of productive grassland extending to approximately 2.76 acres situated close to Purton, Wiltshire. The land benefits from traditional stone stables and garage, offering potential for residential development, subject to obtaining necessary planning consents. This site represents a rare opportunity for buyers seeking land and buildings for a range of opportunities to anyone with equestrian or amenity interests. The land benefits from mature hedgerow boundaries, some stock fencing and two direct access points from the public highway. The land is classified as Grade 3 to the north-east and Grade 4 to the south-west over base and lime-rich loamy and clayey soils.

Access

Access to the land is obtained from one gateway leading from the public highway to the south.

Services

The property benefits from an electricity connection. No other services are currently connected; it is believed there is a nearby water supply for connection. 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, approximately 1.0 mile north of the village of Purton and is marked in red on the location plan overleaf.

Rights of Way and Easements

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.

Land Schedule

<u>NATIONAL GRID NO</u>	<u>HECTARES</u>	<u>ACRES</u>
SU0989 5895	1.12	2.76
<u>TOTAL</u>	<u>1.12</u>	<u>2.76</u>



Method of Sale

The freehold of the property is offered for sale as a whole by Informal Tender. All offers must be submitted in writing on the Tender Offer form to laura@webbpaton.co.uk by **12 Noon on Friday 13th June 2025.**

Viewings

Interested parties may walk 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 Purton, head north on Cricklade Road towards Cricklade. After approximately one mile turn right onto Packhorse Lane. Follow the road for approximately 100metres and the property is the third on right, and will be marked with a 'For Sale' board.
what3words:///roofs.boards.snippets

Enquiries and Further Information

The vendor is not obliged to accept the highest or indeed any offer for the land. All enquiries should be made to Laura Carpenter or Felicity Wright at WebbPaton. Telephone: 01793 842055. Email laura@webbpaton.co.uk or felicity@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 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.