

LAND AT LEIGHFIELD LODGE FARM

NR LEIGH, WILTSHIRE

11.89 acres of Grassland

For sale by Private Treaty as a whole

An attractive block of versatile grassland, suiting agricultural, equestrian or amenity uses. Located between Minety and Cricklade.

The land is a single field of flat permanent pasture, sheltered on three sides by hedgerows and with very good access from the adjacent Malmesbury Road (B4040)



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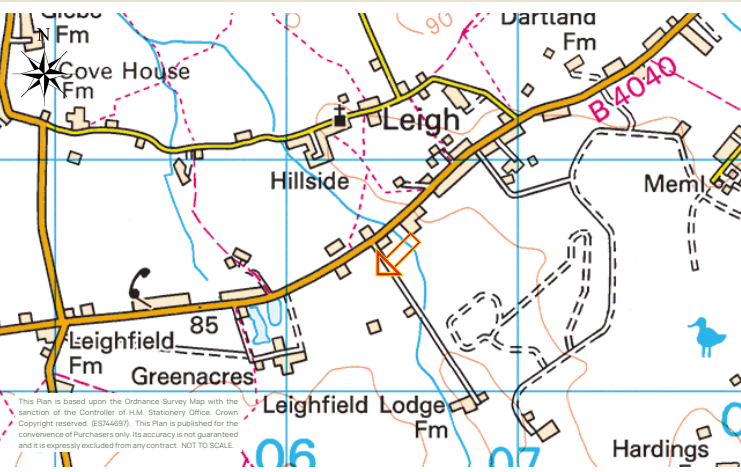
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TITLE AND TENURE

The freehold interest is being offered for sale with vacant possession by private treaty. The property is registered with the Land Registry under Title No. WT421084.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

There is a right of access to the land over the adjacent farm drive with the purchaser being responsible for paying a reasonable proportion of its upkeep. There are no public rights of way over the land. Otherwise the property is being sold subject to and with the benefit of all rights including; rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

SERVICES

A water supply, owned by the adjacent farm, passes under the land. A purchaser can connect to this supply, fit a meter and thereafter pay for the water used and a reasonable proportion of the maintenance costs of that supply.

COVENANTS AND RESTRICTIONS

The purchaser will be under an obligation to fence the currently unfenced eastern boundary and enter a deed of covenant to document the access and water supply maintenance obligations. Otherwise, the land is not being sold with any other covenants or restrictions.

ENVIRONMENTAL SCHEMES

The land is not subject to any existing agreement or scheme.

SPORTING

Sporting rights are included

LOCAL AUTHORITY

Wiltshire Council, The Council House, Bourne Hill, Salisbury SP1 3UZ

VIEWING

Please contact Richard Greasby on 01285 883740 / richard@butlersherborn.co.uk or Claudia Tongue on 01285 883740 / Claudia@butlersherborn.co.uk to make an appointment to view the land. Please note that all viewings to be booked in with Butler Sherborn.

DIRECTIONS (SN6 6RH)

From Minety head east towards Cricklade on Station Road and Sambourne Road which then turns into Malmesbury Road (B4040). The property is on the right-hand side after about 2.4 miles. From Cricklade head west on Malmesbury Road (B4040). The property is on the left-hand side after about 2.3 miles. The access into the property is marked by a sign on the roadside saying Leighfield Lodge Farm.

what3words: ///dockers.waddled.tango

Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: April 2025. Particulars written: April 2025. Brochure by wordperfectprint.com