



Symonds
& Sampson

Hazelcombe
Silver Street Lane, Brokerswood, Westbury,

Hazelcombe

Silver Street Lane
Brokerswood
Westbury
BA13 4EY

Hazelcombe comprises a detached Woolaway bungalow, subject to an Agricultural Occupancy Condition in a private and rural location with significant scope for improvement set in a 0.3 acre plot with the option to purchase a further acre of ancient woodland adjoining.



- Lot 1 - Detached Woolaway Bungalow in 0.3 acres of gardens - £295,000
- Lot 2 - Adjoining 1-acre plot including outbuildings and ancient woodland - £70,000
 - Rural and private location
 - Large gravel driveway for ample parking
 - Subject to an Agricultural & Forestry Occupancy Condition

Guide Price **£365,000**

Freehold

Devizes Agricultural
01380 710535
devizes@symondsandsampson.co.uk



THE PROPERTY

Hazelcombe comprises a detached bungalow extending to approximately 102 sqm, located within a private rural location bordering Brokerswood County Park. We understand the property was built in 1967, is of non-standard Woolaway construction and is subject to an Agricultural Occupancy Condition.

OUTSIDE

Externally the property sits in around 0.3 acres with a small clearing to the centre which consists of gardens and large gravelled driveway.

There is a further acre of land available surrounding the property including a small group of budlings to the rear of the bungalow and ancient woodland which borders Brokerswood County Park available at a guide of £70,000.

SITUATION

The property is situated at the end of a private driveway close to the hamlet of Brokerswood which sits on the edge of Brokerswood County Park. Brokerswood is well placed being located approximately 2.7 miles north west of Dilton Marsh and 3.5 miles north west of Westbury. The nearby market town of Westbury provides a wide range of amenities and facilities with excellent schooling available in the area .

The property is well connected by road with the A350, providing access to the A303 and M4 and connections to London by train from Westbury in around 1 hour 15 minutes.

SERVICES

Mains water and electricity
Sewage Treatment Plant
Oil central heating

LOCAL AUTHORITY

Wiltshire Council
County Hall, Bythesea Rd, Trowbridge BA14 8JN
0300 456 0100

OCCUPANCY CONDITION

The property is subject to an Agricultural and Forestry Occupancy Condition the wording is as follows:

"The occupation of the cottage shall be limited to persons employed locally in agriculture, or in forestry, and the dependants of such persons.

Please contact the agent to discuss if you comply.

MATERIAL INFORMATION

We understand that internet is not connected to the property but standard broadband is available in the area.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by EE)
(Information from Ofcom <https://www.ofcom.org.uk>)

The property is of Woolaway construction which is generally considered as defective housing on the Housing Act 1985 and is therefore unlikely to be suitable for mortgage.

The woodland is designated as Ancient Woodland.

TENURE AND POSSESSION

Freehold with vacant possession upon completion

WHAT3WORDS

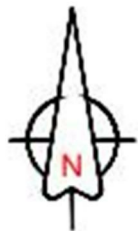
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VIEWINGS

Strictly by appointment with Symonds and Sampson Devizes Office. Further information if required is available from Jack Curnick-James or Henry Bosworth on 01380 710535

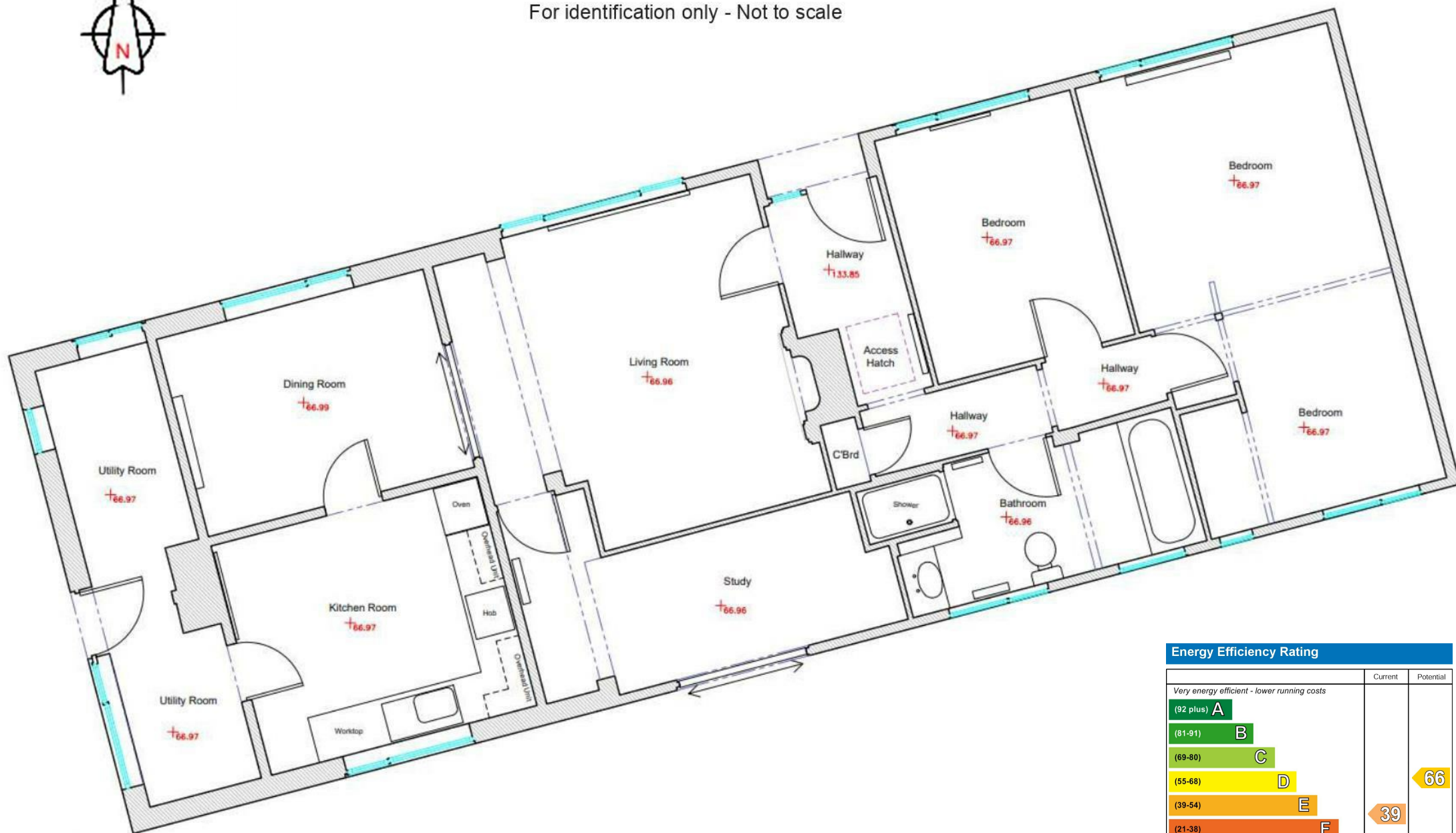
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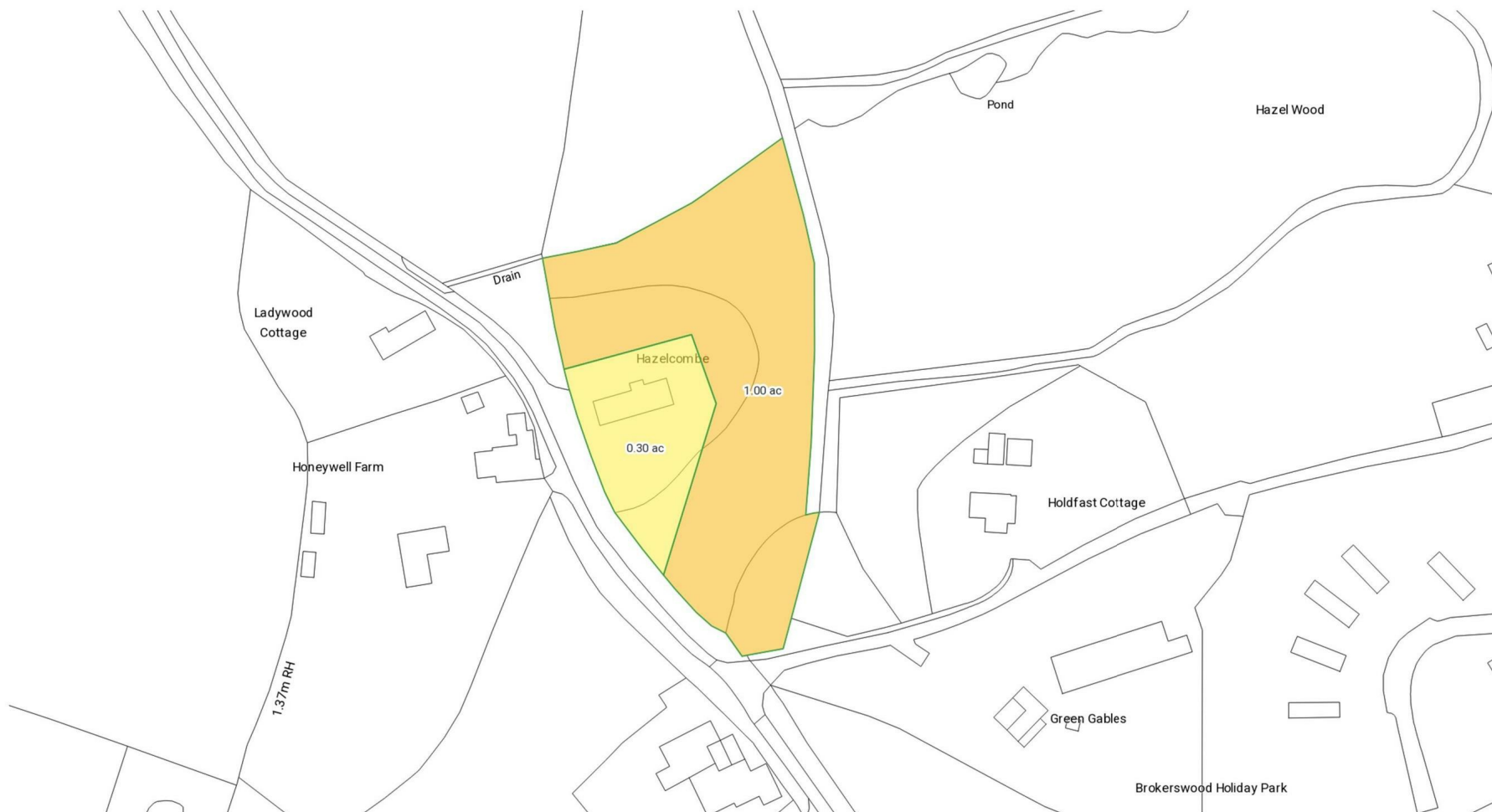


Approximate Area = 1097.92 sq ft / 102 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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Plan not to scale for identification purposes only



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