



The Vineyard Upper Shockerwick | Bath | BA1 7LH

 WOOLLEY
& WALLIS

A parcel of land on the outskirts of the hamlet of Upper Shockerwick extending to 20.58 acres (8.33ha) with exceptional views and strong viticulture potential.

THE PROPERTY AT A GLANCE

- | Permanent pasture extending to 20.58 acres (8.33ha)
- | Mature trees and hedgerows with conversation interest
- | Excellent positioning for viticulture (vineyard).
- | Views across the surrounding countryside
- | Suitable for grazing and forage production

SITUATION

The land is situated on the outskirts of the hamlet of Upper Shockerwick , approximately 6 miles North East of the historic city of Bath which boast a comprehensive range of business, commercial, recreational facilities and a mainline service to London, Paddington (82 minutes).

The rural village of Box is within 2 miles and provides local shops, schools and public houses. Furthermore the area offers a wealth of walking and outriding.

DESCRIPTION

The property is split into two parcels of grade 3 pasture land extending to approximately 20.58 acres (8.33 ha) including 2.07 acres of woodland.

The land is south facing with a excellent aspect and slope for viticulture. Surveys can be provided to prospective buyers. The smaller parcel of land (5.06 acres) has a natural freshwater spring as seen in the across photograph.

There are mature trees and maintained hedgerows surrounding a the land with livestock fencing. The vehicular access to land is suitable for modern agricultural equipment and machinery.

SERVICES

The smaller parcel of land (5.06 acres) has a natural freshwater spring which flow year round. Applicants are asked to make their own enquiries regarding water and electricity connections.





METHOD OF SALE

The property is sold by private treaty as a whole.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The Land at Upper Shockerwick is sold subject to and with the benefits of all matters contained in or referred to in the title deeds together with all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether to specified in these sales particulars or not. The buyer shall be deemed to have full knowledge of the boundaries and the ownership thereof.

No public rights of way cross the land but a right of way will be retained by the vendor to allow access to land to the West of the property. Right of way is hatched in GREEN on the accompanying plan. The purchaser will be liable to erect a stockproof fence and gate between points A + B.


AGRI- ENVIRONMENTAL SCHEMES

The land is currently under a Countryside Stewardship Scheme (GS2) that will continue until 2027. Furthermore, delinked payments will not be offered as part of the sale.

DIRECTIONS

From Bath: Head East on the A4 London Road, at the roundabout take the 3rd exit to continue on the A4 toward Box. At the next roundabout take the 2nd exit signposted Box/Chippeham, continue on the A4 and turn left, signed Shockerwick.

Take the 1st right and continue along this road to the top of the hill. Pass the Upper Shockerwick Farm and continue for 0.4 of a mile. The access gate will be marked with a Woolley and Wallis sign.

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AUTHORITIES

Bath and North East Somerset Council 01225 477000 bathnes.gov.uk

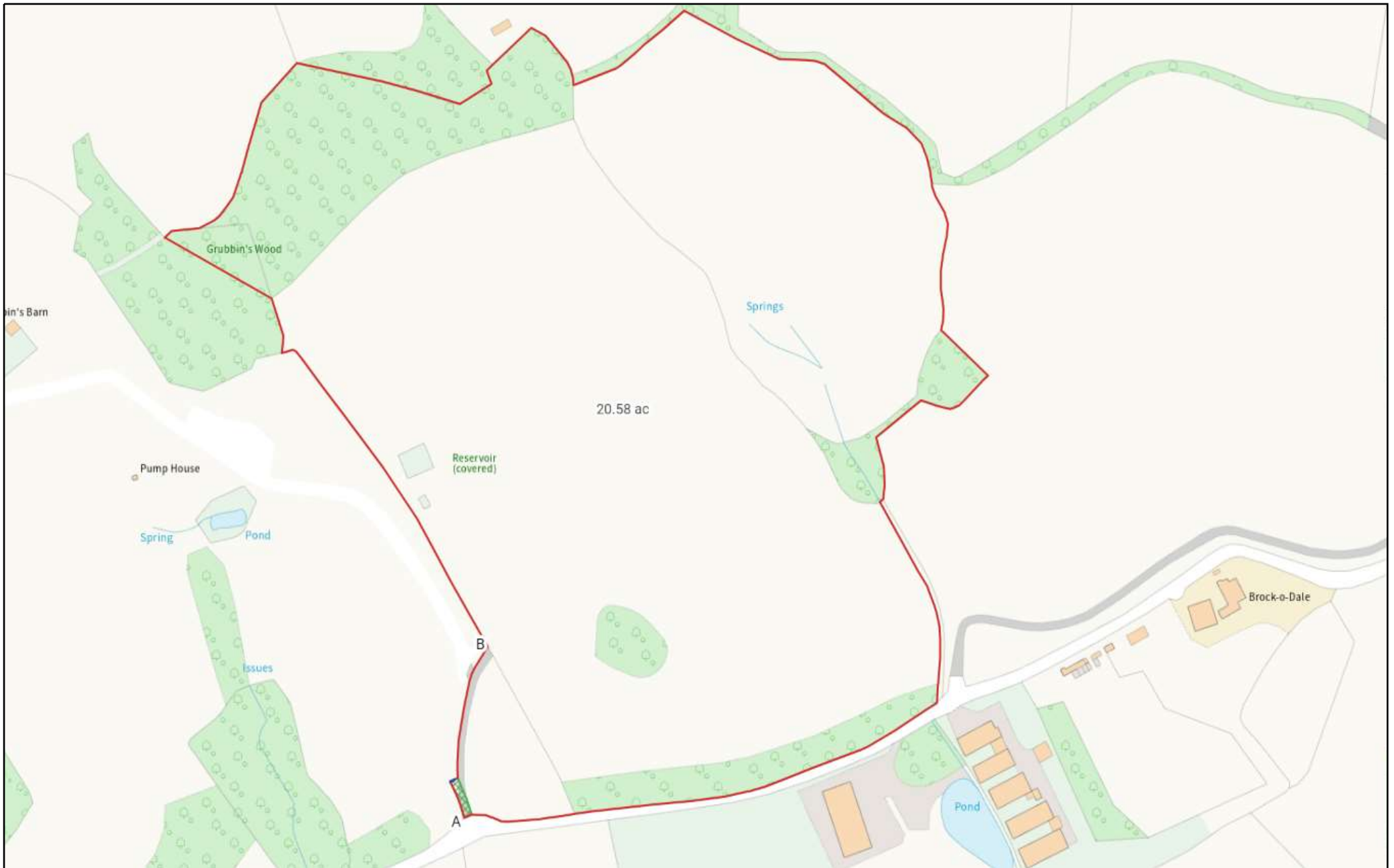
VIEWINGS

All viewings are strictly by appointment only arranged through our Marlborough office (01672 515252) and to be conducted in reasonable daylight hours.

4-5 Hughenden Yard | High Street | Marlborough | Wiltshire | SN8 1LT

01672 515252

w-w.co.uk



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in April 2024.