



Land at Bollands Hill

Seend | Melksham | Wiltshire | SN12 6NQ



WOOLLEY & WALLIS

Guide Price £220,000

A block of quality grassland extending to 19.72 acres (7.98 ha), in a attractive position situated on the edge of Seend adjoining the Kennet & Avon Canal .

The Property at a Glance

- | Gently sloping pasture extending to 19.72 acres (7.98 ha)
- | Ring fenced secluded situation
- | Roadside access
- | Adjoins the Kennet & Avon Canal
- | Ideal for smallholding or possible equestrian use

Situation

The land is situated on the fringe of the village of Seend. The market town of Devizes lies approximately 4 miles away with easy access via the A361 and provides a comprehensive range of services. The land has access to the canal path leading to the flight of locks at Caen Hill on the Kennet & Avon canal which is a famous tourist attraction.

The Property

The land at Seend extends to 19.72 acres (7.98 ha) of sloping productive pasture with two points of roadside access on to School Road and Bollands Hill, leading to either Bath Road (A365) or Trowbridge Road (A361). The land is bordered by both mixed mature hedges, stock proof fencing and the Kennet & Avon Canal.

The land which has a gentle northern aspect and is classified as Grade 3. One parcel abuts the Kennet & Avon Canal, a real haven for wildlife and adds to the overall amenity value.

The soil is a deep and fertile loam capable of growing crops of good quality grass, in recent years the property has been used for livestock grazing and for the production of hay.

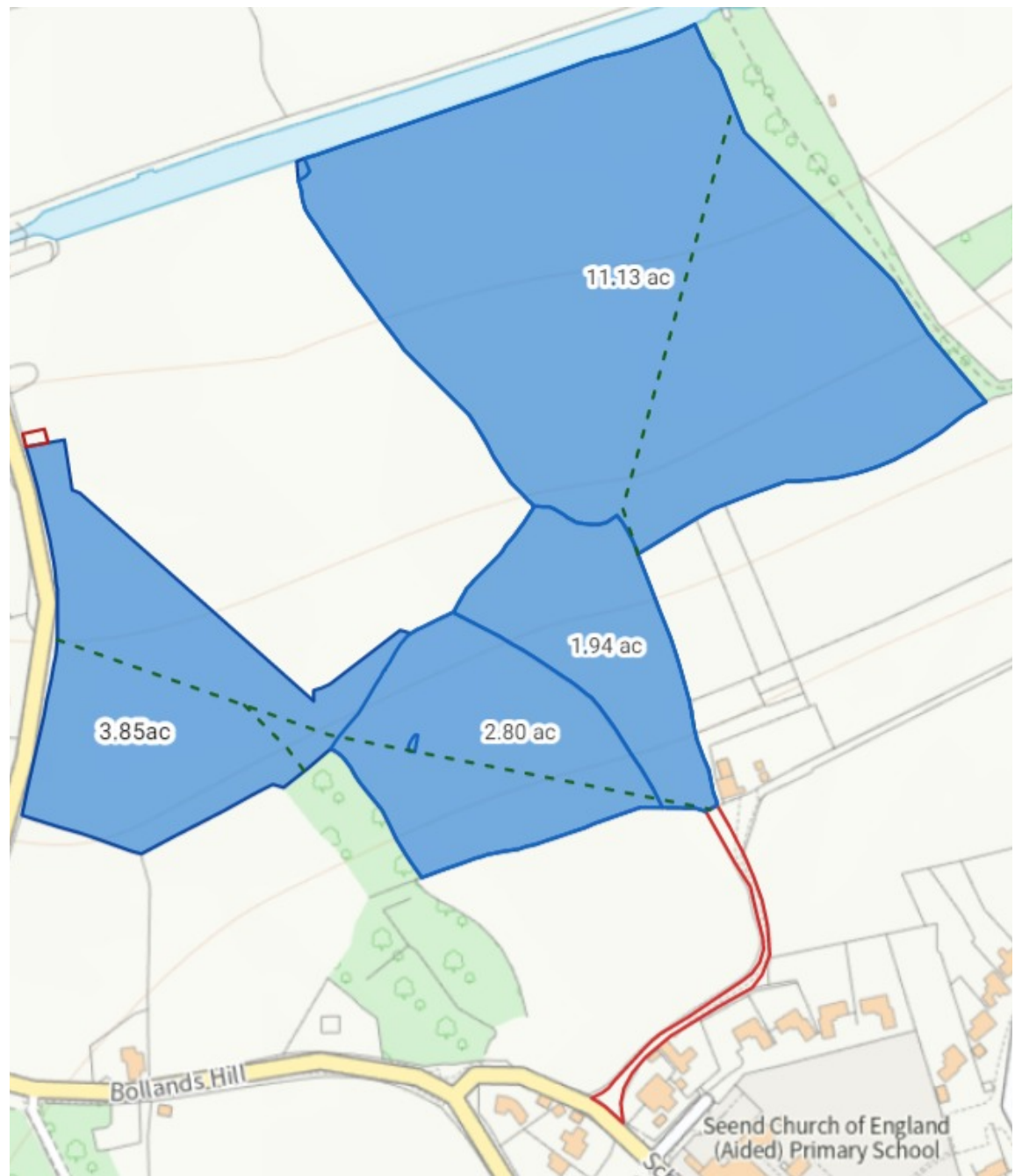
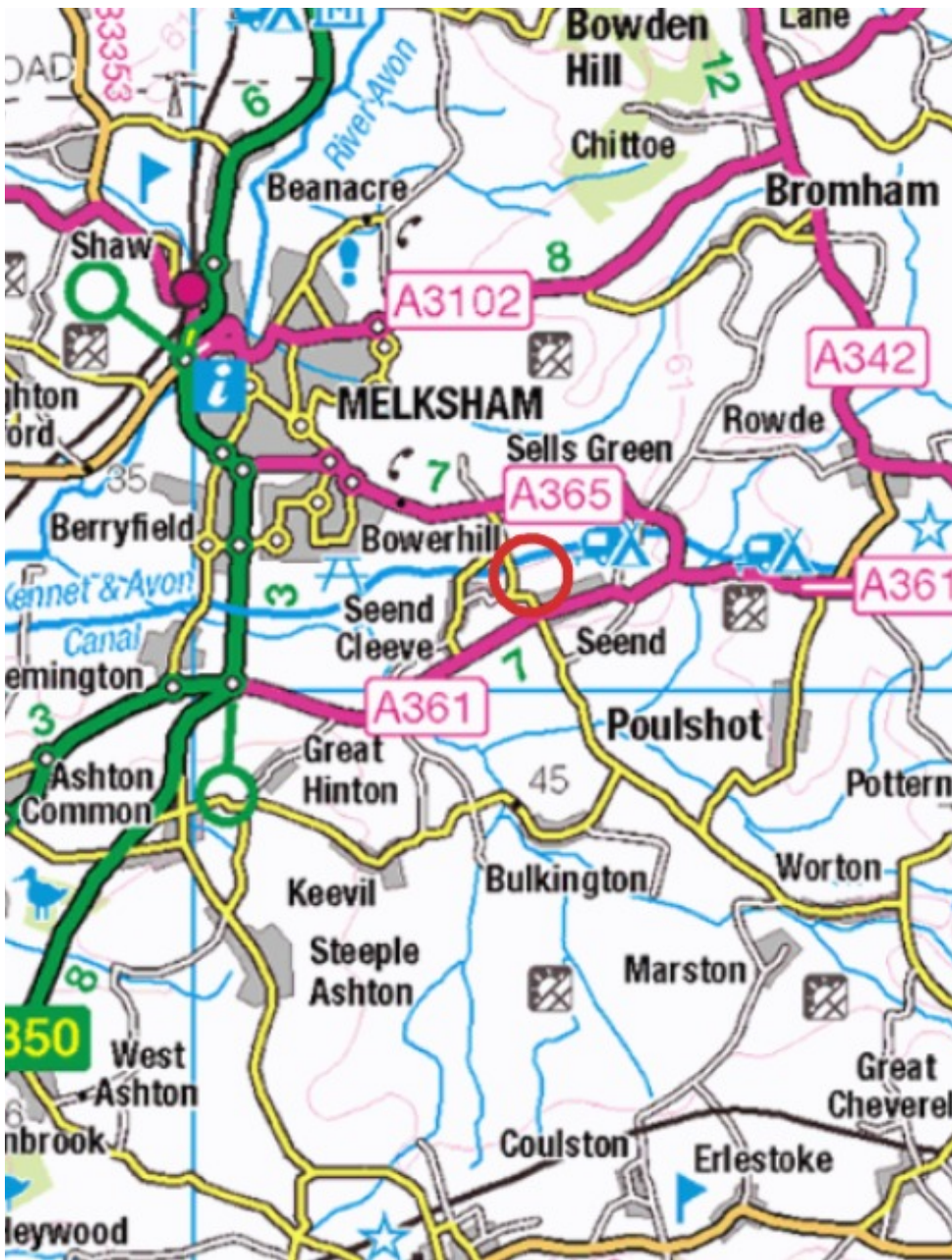
There are Public Footpaths crossing the property as shown on the sale plan.

The Property benefits from a Right of Access over the areas edged red on the sale plan.

Tenure and Possession

The property is offered for sale Freehold with vacant possession on completion.





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 June 2022.



Services

There are no services connected, however it is understood that there is a mains water supply in the road directly adjacent to the property and electricity line crosses the property with two timber poles on the boundary. Purchasers are to make their own enquiries into connections.

Basic Payment Scheme & Entitlements

There are no Basic Payment Scheme Entitlements included within the sale.

Authorities

Wiltshire Council: 0300 456 0100 (www.wiltshire.gov.uk)

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefit 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 and restrictions whether specifically stated in these sale particulars or not. The buyer shall be deemed to have full knowledge of the boundaries and the ownership thereof.

Sporting, Timber & Mineral Rights

The sporting, standing timber and mineral rights are included in the freehold sale, so far as they are owned.

Finance

Woolley & Wallis Finance Ltd are well positioned to assist prospective purchasers in obtaining specialist finance for rural property. We are agents for the AMC and we also know numerous other lenders who will be able to discuss your requirements.

Directions

From the centre of Devizes take the A361 west towards Melksham. At the bottom of Caen Hill, at the traffic lights turn left signposted Trowbridge & Seend. Follow the road into the village of Seend, before leaving the village turn right on to Bollands Hill and right again after approximately 200 yards. Almost immediately on your left will be the track leading to the fields as indicated by the Woolley & Wallis For Sale board on the field gate. The nearest address to the property is SN12 6NJ.

Viewings

All viewings are by appointment only and arranged through the Marlborough Farm & Rural Department (01672 515252) and to be conducted in reasonable daylight hours. No dogs allowed.

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& WALLIS**