



Land at Butter Furlong Road | West Grimstead | Salisbury | SP5 3SE



Land at Butter Furlong Road, West Grimstead, Salisbury, SP5 3SE

Guide Price: £535,000

35.62 acres (14.41 ha) of attractive south facing arable land with a small coppice of woodland available as a whole or in two separate lots

DESCRIPTION

The Land at Butter Furlong Road comprises 35.34 acres (14.38 hectares) of south facing Grade 3 arable land currently in Winter Barley and a small coppice of mature woodland (situated within Lot A) which is predominantly oak. The underlying soil is a rich clay loam and the land is bordered by hedgerows with intermittent oak trees. The land is available as a whole or in two lots where Lot A extends to approximately 18.14 acres (7.43 ha) and Lot B extends to approximately 17.48 acres (7.07 ha). The land benefits from direct road access for each lot along Long Drove.

SITUATION

The land is situated between East Grimstead and West Grimstead and is closely connected to a footpath which runs alongside the northern and western boundaries of the land. The land is easily accessible being only 1 mile away from the A36 and situated approximately 7 miles from Salisbury.

SERVICES

There are no mains electric or mains water connections on the land. However, a Wessex Water mains water pipe runs underground on the western boundary (of Lot A) connecting to the neighbouring property. Further details are available on request from the Agent.

Lot B will be granted rights over Lot A to connect to the water mains on the western boundary of Lot A.

RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether referred to specifically in these sale particulars or not. The purchaser shall be deemed to have full knowledge of the boundaries and the ownership thereof.

There are no public rights of way crossing the land.

TENURE AND POSSESSION

Both lots of land are being offered for sale on a freehold basis with vacant possession.

METHOD OF SALE & LOTTING

The land is to be sold by Private Treaty.

The guide prices for the lots are as follows:

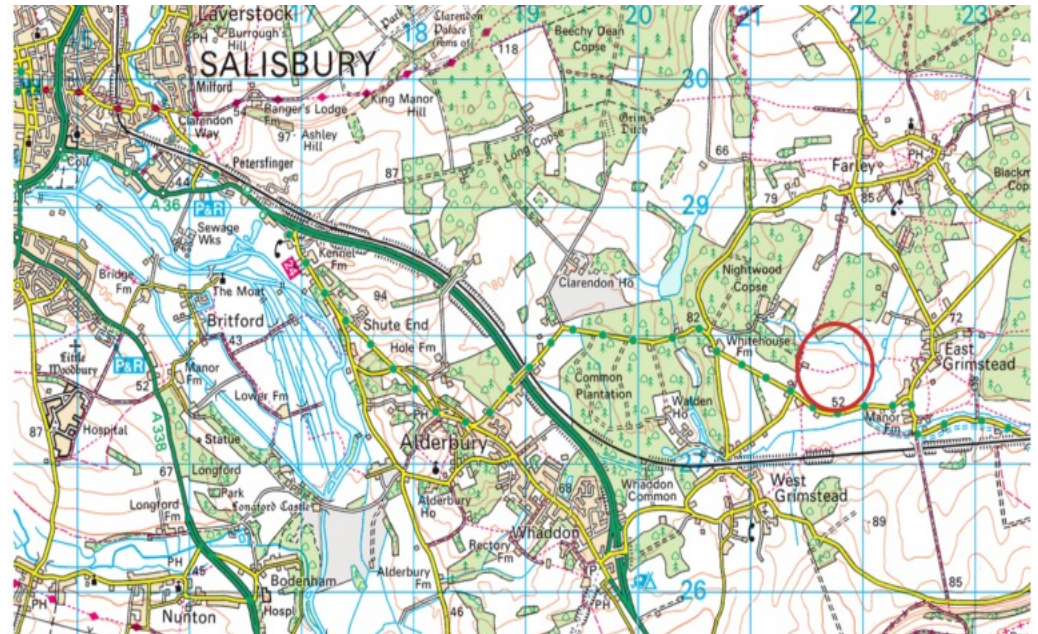
Lots	Acreage	Guide Price
Lot A	18.14 acres (7.43 ha)	£275,000
Lot B	17.48 (7.07 ha)	£260,000
As a whole	35.62 acres (14.41 ha)	£535,000

FINANCE

Woolley & Wallis Finance Ltd are well positioned to assist prospective buyers obtain specialist finance for rural property. We are agents for AMC and also have good contacts with numerous other lenders who will be able to discuss your requirements in further detail.

LOCAL AUTHORITY

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



SPORTING & SHOOTING RIGHTS

All sporting rights and any timber are included within the freehold sale insofar as they are owned.

FENCING OBLIGATIONS

Should the land be sold in two lots, the purchaser of Lot A will be obliged to erect a fence between Lot A and Lot B within 6 weeks of the date of completion. Specification of the fencing will be agreed at point of purchase.

NATURAL CAPITAL

The land has been formed as part of an arable cropping rotation and so may present an opportunity to deliver biodiversity net gain, nutrient offsetting or other natural capital opportunities.

BASIC PAYMENT SCHEME & ENTITLEMENTS

There are no Basic Payment Scheme Entitlements or any other entitlements included in the sale.

DIRECTIONS

From Salisbury, follow the A36 for approximately 4.2 miles and then take the exit towards The Grimsteads/Farley/Alderbury/West Dean onto Grimstead Road. Continue for approximately 0.3 miles and then turn left onto Crockford Road. Continue on Crockford Road under the railway bridge and then turn right onto Butter Furlong Road for approximately 0.5 miles then turn right onto Long Drove where there is access at the far eastern corner and in the middle of land from Long Drove. The land can be identified by a Woolley & Wallis "For Sale" sign.

NEAREST POSTCODE

SP5 3SE

WHAT3WORDS

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VIEWINGS

To arrange a viewing, please contact the Farm & Rural Department in Salisbury on 01722 424515.

AGENT DETAILS

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