

Fisherton Water Meadows

Wylde, Wiltshire



Fisherton Water Meadows

Wylde, Wiltshire

A beautiful ring fenced block of water meadows within the Wylde Valley

- Permanent pasture divided into stock proof enclosures
- Mature trees and hedgerows with conservation interest
- Ideal for grazing and forage production
- River frontage and fishing rights
- Within an Area of Outstanding Natural Beauty
- In all about 54.84 acres

Guide Price £440,000



Woolley & Wallis
The Commons
Shaftesbury
SP7 8JU

Attention: Sophie Clotworthy
Telephone: 07467 145524
Email: s.clotworthy@w-w.co.uk
www.w-w.co.uk



SITUATION

The land at Fisherton de la Mere is situated within the Wyle Valley and the Cranborne Chase & West Wiltshire Cranborne Chase Area of Outstanding Natural Beauty. Within easy reach to the northwest lies the town of Warminster and to the east lies the cathedral city of Salisbury (approximately 12 miles). Salisbury boasts a comprehensive range of business, commercial and recreational facilities. Less than 10 miles away, the popular market town of Warminster offers local retail and business facilities. Based in the open countryside, the area offers a wealth of walking, riding and wildlife opportunities. The land benefits from close access to the A303, an easy route to London via the M3. The area is well known for a variety of outdoor and countryside activities including golf, rugby and football clubs, cycling, shooting and horse riding.

DESCRIPTION

The attractive water meadows are classified as Grade 3 permanent pasture which offers a haven for a wide variety of flora and fauna. The fields are separated by mature trees, mixed hedgerows and post and wire fencing to create manageable areas. Part of the northern boundary runs along a tributary to the River Wylde

The land has the capability of growing strong grass leys and clovers. The block has a vehicular access off the A303, capable of accommodating large modern agricultural equipment and machinery. The land has been let on a grazing agreement and used to graze cattle and sheep.



BASIC PAYMENT SCHEME & ENTITLEMENTS

No Basic Payment Scheme Entitlements will be included in the sale.

COUNTRYSIDE STEWARDSHIP AGREEMENT

The land is entered into a Countryside Stewardship Agreement which runs until 31st December 2023. The multi-year options entered in to under the agreement are; management of hedgerows, permanent grassland with very low inputs and take field corners and small areas out of management. Further details are available from the vendors agents.

GENERAL REMARKS

SERVICES

No mains services.

DESIGNATIONS

The land lies within a Nitrate Vulnerable Zone and the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty.

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, restrictions and obligations whether to specifically in these sale particulars or not. The buyer shall be deemed to have full knowledge of the boundaries and the ownership thereof.

TENURE & POSSESSION

The land is offered for sale as a whole by private treaty with vacant possession.

UPLIFT CLAUSE

There will be a development uplift clause placed on the land of 30% for a period of 30 years relating to any residential or commercial development. Further details from the agents.

AUTHORITIES

Wiltshire Council

DIRECTIONS

From the A303: Head Southwest on the A303. Take the exit towards Wyllye and take the 2nd right heading back onto the A303 slip road. The gate is on the left.

WHAT3WORDS

///going.shots.tenure

VIEWINGS

All viewings strictly by appointment arranged through Woolley & Wallis.

FINANCE

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

PLEASE NOTE

The selling agent and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.
2. These sale 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 statement or representations of fact.
3. Any areas, measurements or distances are approximate. It should not be assumed that the property has all the necessary planning, building regulations or other consents and the selling agent has not tested any services, equipment or facilities. Buyer(s) must satisfy themselves by inspection or otherwise.
4. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective buyer(s)/tenant(s) should satisfy themselves as to the fitness of such equipment for their requirements.
5. The selling agent has not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the buyer(s) are responsible for making their own enquiries in this regard.
6. Plans and Maps are published for the guidance and convenience of the buyer(s) only and are not to scale. They are neither comprehensive nor is accuracy guaranteed. They are expressly excluded from any contract.
7. Plans are the copyright of Woolley & Wallis and must not be reproduced without their permission. Maps are extracts of, or are based upon Ordnance Survey material with the permission of the Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office. Crown Copyright Licence Number 100020449, Woolley & Wallis.
8. These particulars were prepared in October 2023.

