



The Property



LAND & DEVELOPMENT

**FOR SALE**

**PASTURE PADDOCKS**

BRINKWORTH, CHIPPENHAM, WILTSHIRE

**Extending to 3.41 acres**

# Brinkworth, Chippenham

## 3.41 acres

### LOCATION

The property is situated within the village of Brinkworth, which is located about six miles to the east of Swindon and about seven miles west of Malmesbury. The M4 Motorway Junction 16 is approximately five miles to the east.



### DESCRIPTION

The property comprises well maintained level pasture paddocks bounded by mainly established stock proof hedges. The land extends in all to about 3.41 acres (1.38 hectares). There is direct vehicular access from the B4042 Brinkworth Road. The land is ideally suited for equestrian, agricultural or amenity use. The land has potential for future residential development, subject to planning.

### VIEWING

At any reasonable time with a copy of these sale particulars.

### SERVICES

There is mains water available with the meter situated in the verge against the B4042.

### METHOD OF SALE

For Sale by Private Treaty.



### OVERAGE

The previous owner imposed a 30% uplift in value for any planning permission over the property apart from consents for agriculture or equestrian uses.. The Overage expires in 2035. The overage is triggered on implementation of a planning consent or disposal of the property subject to the planning consent. The current Sellers will not impose a new Overage.

### DIRECTIONS

What3words ///impresses.think.sounds

### TENURE

The property is freehold with vacant possession.

### LOCAL AUTHORITY

Wiltshire Council, Monkton Park,  
Chippenham, Wiltshire SN15 1ER.  
Tel: 0300 456 0100.

### SELLER'S SOLICITOR

Wansbroughs Solicitors, Northgate House,  
Devizes, Wiltshire SN10 1JX.  
Tel: 01380 733300.



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Old Barn, Rodbourne Rail Farm, Rodbourne,  
Malmesbury, Wiltshire SN16 0ES  
anthony@ajwlanddevelopment.co.uk  
www.ajwlanddevelopment.co.uk  
01666 318 992 07552 044 742