



LONG LANDSLEY

SALISBURY ROAD, SHAFTESBURY, WILTSHIRE

SITUATION

Shaftesbury 1.5 miles, Tisbury 8 miles, A303 9 miles, Salisbury 19 miles
Mainline Trains: Tisbury to London/Waterloo 110 minutes.
International Airport: Southampton 45 miles, Bristol 46 miles

Long Landsley is situated approximately 1.5 miles east of the desirable Saxon market town of Shaftesbury and enjoys an attractive rural setting, set back off the A30. The property benefits from good communication links with the A303 to the north providing access to the M3 and M5 motorway network. The Cathedral City of Salisbury lies within easy reach to the east with Blandford Forum, Poole and Weymouth to the south (via A350).

Local, Sporting & Recreational The market town of Shaftesbury provides a good range of services including two supermarkets, a post office, public houses, restaurants, church and a school with more comprehensive shopping, sporting, cultural and education facilities found in Salisbury or Bath. Good walking and cycling opportunities surround the property into the surrounding Cranborne Chase countryside. Horseracing is at Salisbury, Wincanton and Bath. Local hunts include The South & West Wilts, Blackmore & Sparkford Vale and The Portman. Fishing can be enjoyed on the River Nadder nearby on licence via private clubs and organisations.

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Set back off the A30, Long Landsley has been in the same family ownership for over 80 years, and is now offered to the market, presenting a rare opportunity with further potential (subject to planning) in an accessible rural location.

The land which extends to some 3.6 acres is divided into two parts with the first comprising a mobile home which we understand has a permanent licence. The second area provides a derelict house which was abandoned in 2010 before being subject to a fire in 2016. The land surrounding the house was used as a breakers yard and operated commercially with consent from Wiltshire council under application (S/1993/0006) in February 1993.

Both the house and the mobile home have their own entrances, situated at either end of the site.

LOT A

- Mobile home requiring improvement with permanent licence and further potential (STP)
- Own access directly off A30
- Pasture
- In all Lot A extends to some 2 acres

LOT B

- Derelict house requiring replacement and offering potential subject to planning
- Former breakers yard
- Own access directly off A30
- In all Lot B extends to 1.6 acres



AGENTS NOTES

Fox Grant 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 a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and OS 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. Services have not been tested. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Local Authority Wiltshire Council Tel: 0300 456 0100

Solicitors A full legal pack with searches will be made available to prospective purchasers.

Health & Safety We would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the derelict house. You must not enter the house at any time. Children are prohibited from entering the site.

Council Tax Mobile home: Council Tax Band A.

Council tax for the house has been deleted due to its derelict state.

Services We understand that mains water and electricity could be available to the site as both the mobile home and house had their own connections, in addition to individual septic tanks. The purchaser will need to make their own enquiries.

Particulars Prepared in February 2018.

DIRECTIONS & VIEWINGS - POSTCODE SP7 8BX

From Shaftesbury head east on the A30 towards Salisbury and after approximately 1.5 miles you will pass a garage on your left hand side. The entrance to lot B is the first entrance on the left with the entrance to lot A, a short distance further on. All access for viewings will be via entrance A. See map for alternative routes.

Viewings All viewings strictly by appointment through the agents on **01722 782727**. Please contact **William Grant** or **Adam Field** for further details.



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& VILLAGE

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