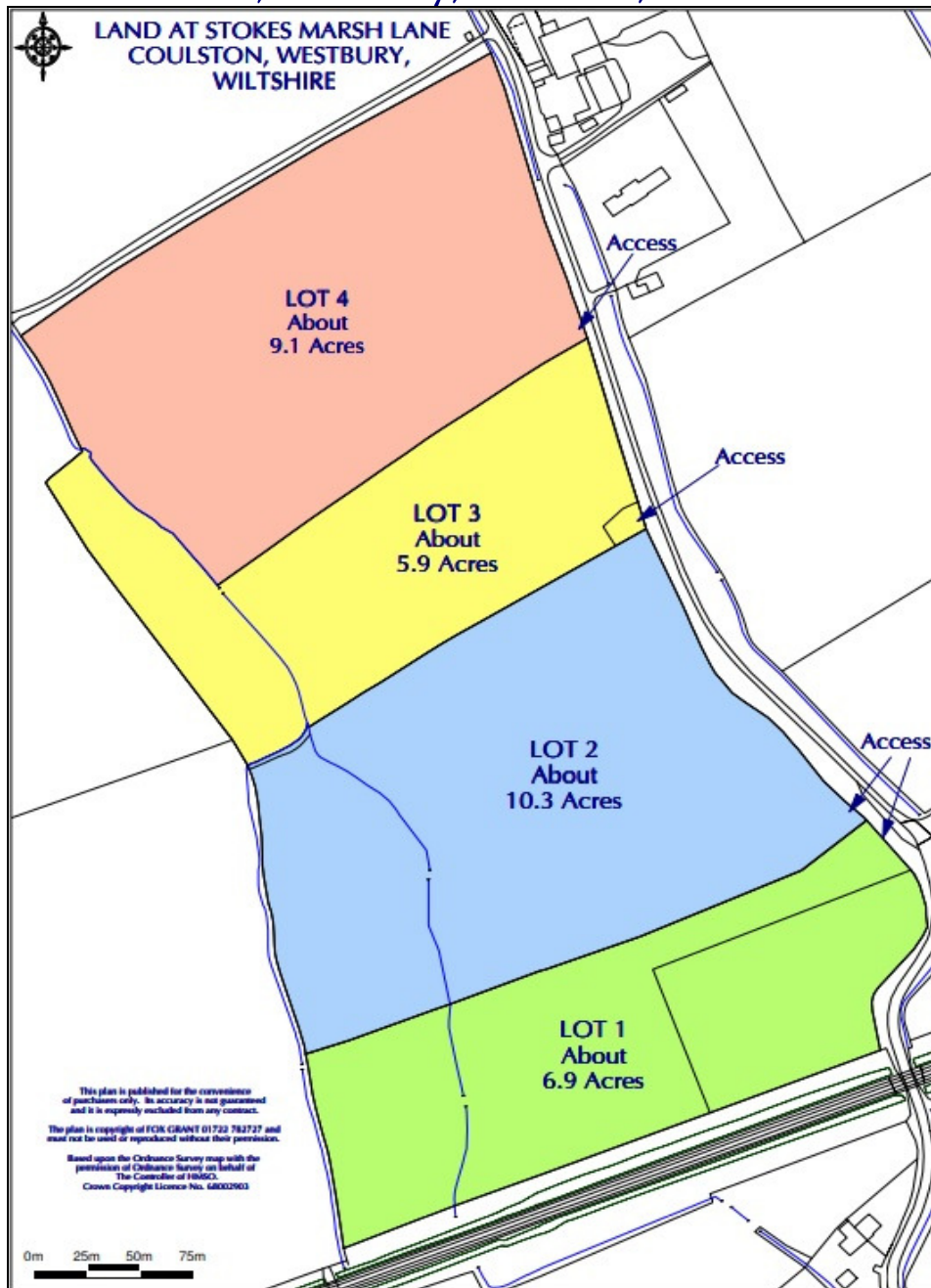


**Land At Stokes Marsh Lane
Coulston, Westbury, Wiltshire, BA13 4NZ**



Rare Opportunity To Acquire Blocks of Permanent Pasture/ Amenity Land

LOT 1 : £70,000 AVAILABLE
LOT 2 : £103,000 AVAILABLE
LOT 3 : £60,000 SOLD
LOT 4 : £91,000 AVAILABLE

SITUATION

Coulston 0.5 mile, Marston 1 mile, Devizes 6 miles

The block of land at Stokes Marsh Lane was formerly part of a larger farm and comprises pasture, with fenced & hedgerow boundaries

DESCRIPTION

Grade 3 pastureland having had no fertilizer applied over the last 20 years. There is a chalk downland stream running through all of the lots.

RIGHT OF WAY

There are no footpaths or rights of way on the land

SERVICES

None connected but mains water is on the opposite side of the lane,

AUTHORITY Wiltshire Council Tel: 0300 456 0100

RURAL PAYMENTS

BPS entitlements are by separate negotiation

UPLIFT CLAUSE

An overage for any uplift in value due residential or commercial development being gained on the site of 20% over 25 years (Private agriculture/ equestrian use will be exempt from this) will apply from completion.

VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. Please contact Phil Howard for further details or email phil@foxgrant.com

DIRECTIONS

Postcode : BA13 4NZ

From Coulston Village Centre head south towards and under the railway bridge where Stokes Marsh Lane is shortly thereafter on the left and the land is on the left hand side, with four consecutive five bar gates providing access.



Phil Howard



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 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 Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

