



Rackhill Woodland and Pasture

Castle Combe, Chippenham

Carter Jonas



Rackhill  
Castle Combe  
Chippenham  
SN14 7HU

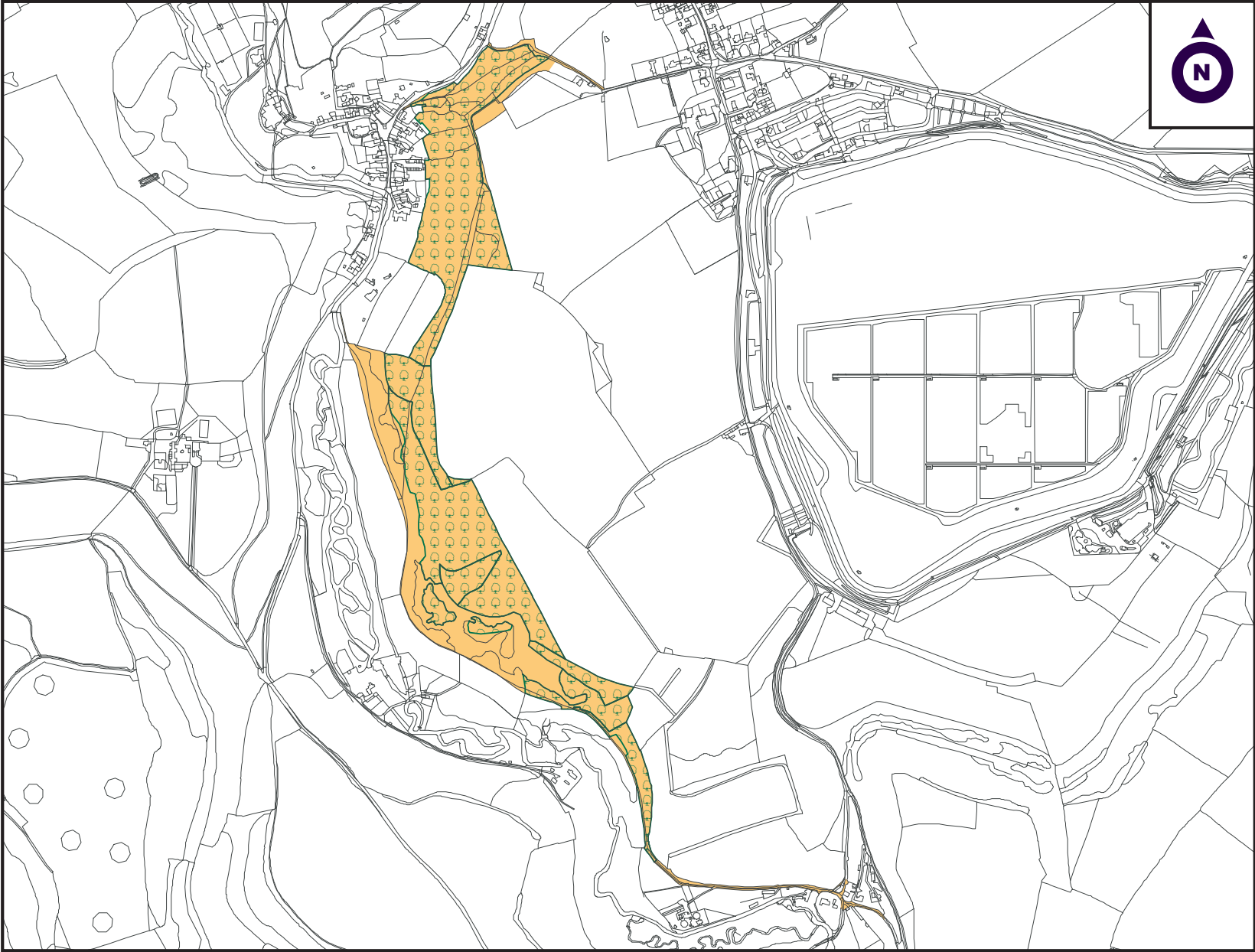
A very attractive parcel of  
woodland and pasture located  
in the heart of Castle Combe.

The land is predominately woodland with localised areas of pasture. The land has not been intensively farmed, with intermittent grazing having taken place throughout the years. The southern half of the land is a designated SSSI (Site of Specific Scientific Interest) and provides a unique opportunity for numerous biodiversity interests. Access can be gained from the south at Long Dean, along a narrow track.

In all extending to approximately 50.31 acres  
(20.36 hectares).

For sale as a whole.

Carter Jonas



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Location

The land is located on the east side of Castle Combe. Castle Combe is 6 miles west from Chippenham and can be accessed from the A420 between Bristol and Chippenham.

Land

The land is predominately woodland with localised areas of pasture. The pasture is classified as Grade 3 land.

Method of sale

The property is for sale by private treaty.

Tenure & possession

The property is freehold and sold with vacant possession.

Environmental schemes

There are no environmental stewardship schemes on the land.

Designations

The land is in the Cotswolds AONB and the south side is a designated SSSI.

Services

There is mains water connected.

Health & safety

We ask that you be as vigilant as possible when making your inspections for your own personal safety.



## Wayleaves, easements & rights of way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## Sporting timber & mineral rights

The Sporting Rights are reserved by the Vendor. The Vendor retains a covenant not to exercise the Sporting Rights. Otherwise, the Timber and Mining Rights are included insofar as they are available.

## Viewings

By prior appointment with the Vendors' agents Carter Jonas 0117 403 9970.

## Directions

From Chippenham, follow the A420 towards Bath. Turn right onto the B4039, then continue through Yatton Keynell, towards Castle Combe. Follow the B4039 until you reach The Street, turn left and follow the road through the village. The land can be accessed via the public footpath which is found over the bridge at the end of the village opposite the entrance to The Manor House Hotel.



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## Bristol

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## Important information

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