



Land at Winsley Road

Bradford-on-Avon, Wiltshire

Carter Jonas

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Bradford-on-Avon
Wiltshire
BA15 2HL

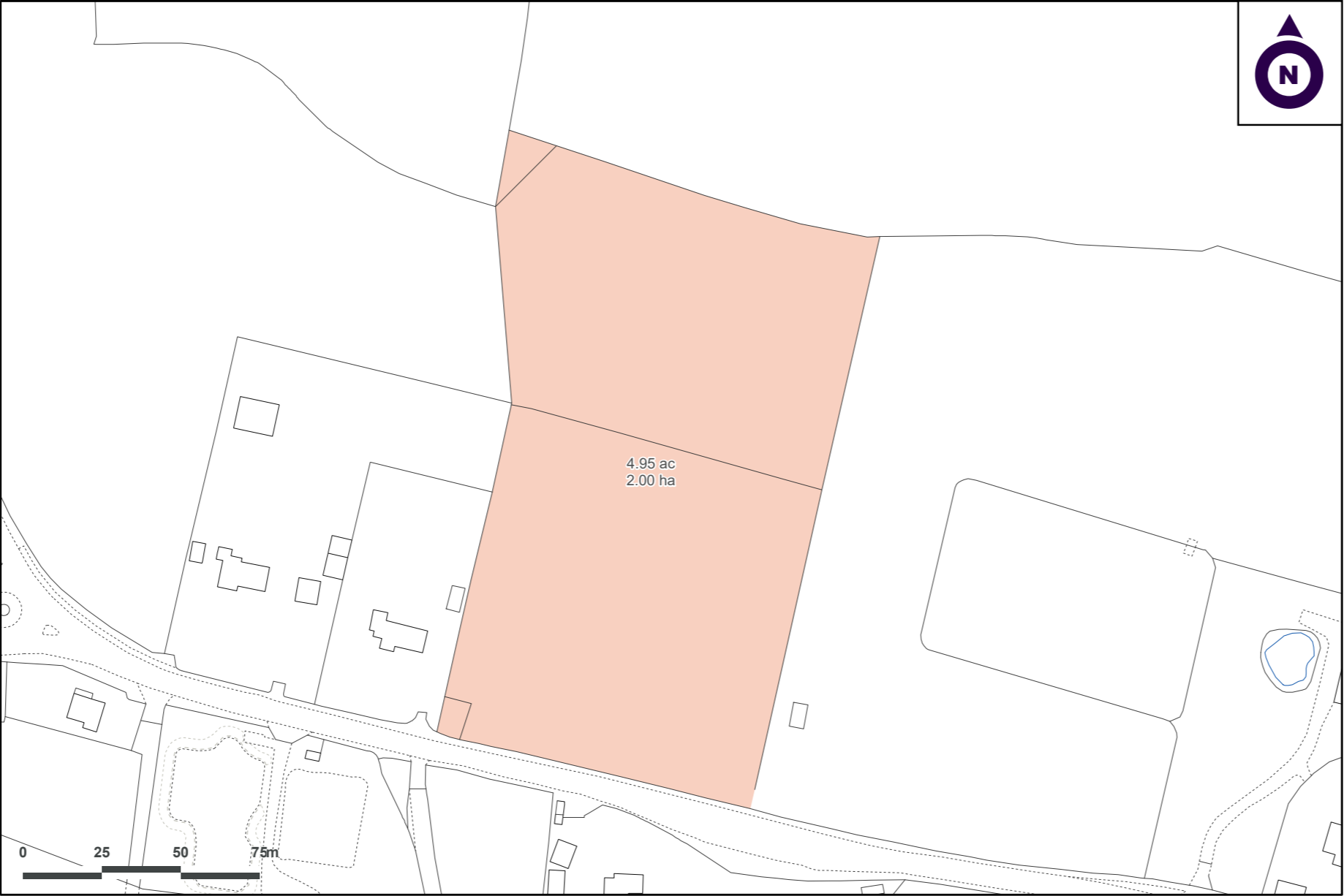
An attractive block of pasture
positioned just outside of the
popular town of Bradford-on-Avon.

The land at Winsley Road is a well-maintained block of pasture split into two conveniently sized paddocks. The land is positioned between the village of Winsley and the town of Bradford-on-Avon. Subject to planning, this site could potentially be utilised for alternative uses given its unique location and size.

In all extending to 4.95 acres (2.00 hectares).

For sale by private treaty as a whole.

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Property
A conveniently located block of pasture situated just outside of the historic market town Bradford-on-Avon.

Location
The Land at Winsley Road is positioned on the B3108 directly between Bradford-on-Avon and the village of Winsley. The land is conveniently positioned on the very edge of the Cotswolds Area of Outstanding Natural Beauty (AONB), meaning that whilst the property is surrounded by beautiful countryside, it is not subject to the same level of protection that land inside the AONB is.

The land is well located and is approximately 6 miles from the Roman City of Bath and 18 miles from Bristol.

Amenities
The land benefits from mains water supply.

Land
This attractive block of pasture extends to 4.95 acres (2.00 hectares), the land has a predominately flat topography with soils that are described as freely draining, shallow and lime-rich, capable of producing good crops of grass. The land has been grazed by sheep in recent years, and as such benefits from stock proof fencing.

Method of Sale

The land is for sale by private treaty as a whole.

Tenure & Possession

The land is subject to a Farm Business Tenancy that runs until the 25th of March 2025.

Overage

The property is sold subject to a overage which will be triggered by a change of use for non-agricultural purpose (excluding equestrian use) at any time within 50 years of completion. The overage payable shall be 35% of any increase in value over and above existing use value. It will be payable upon implementation of any change of use or sale with such use, whichever is the earlier.

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.

Designations

The land is situated in the Avon Green Belt.

Services

The land benefits from mains water supply.

Local Authority

Wiltshire Council
www.wiltshire.gov.uk

Viewings

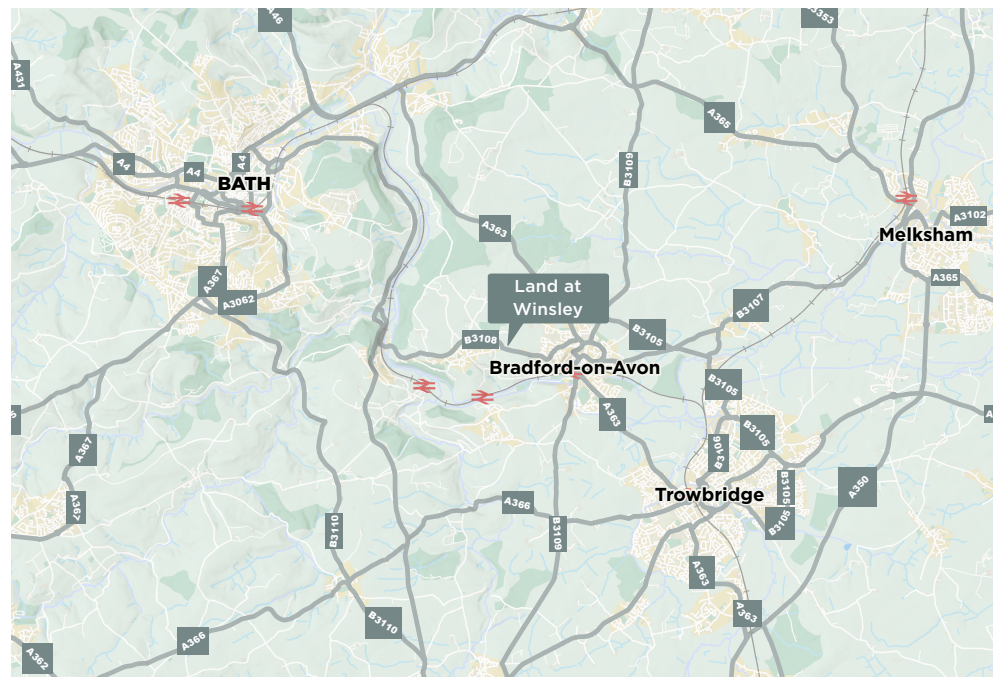
By prior appointment with the Vendors' agents Carter Jonas, 0117 403 9970.

Directions

From Bath, head South and go up Widcombe Hill to Claverton Down. From Claverton Down descend Brassknocker Hill and cross the A36. Follow the B3108 around the bypass of Winsley village. The land is on the left hand side approximately 100m from the roundabout.



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Important information

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