



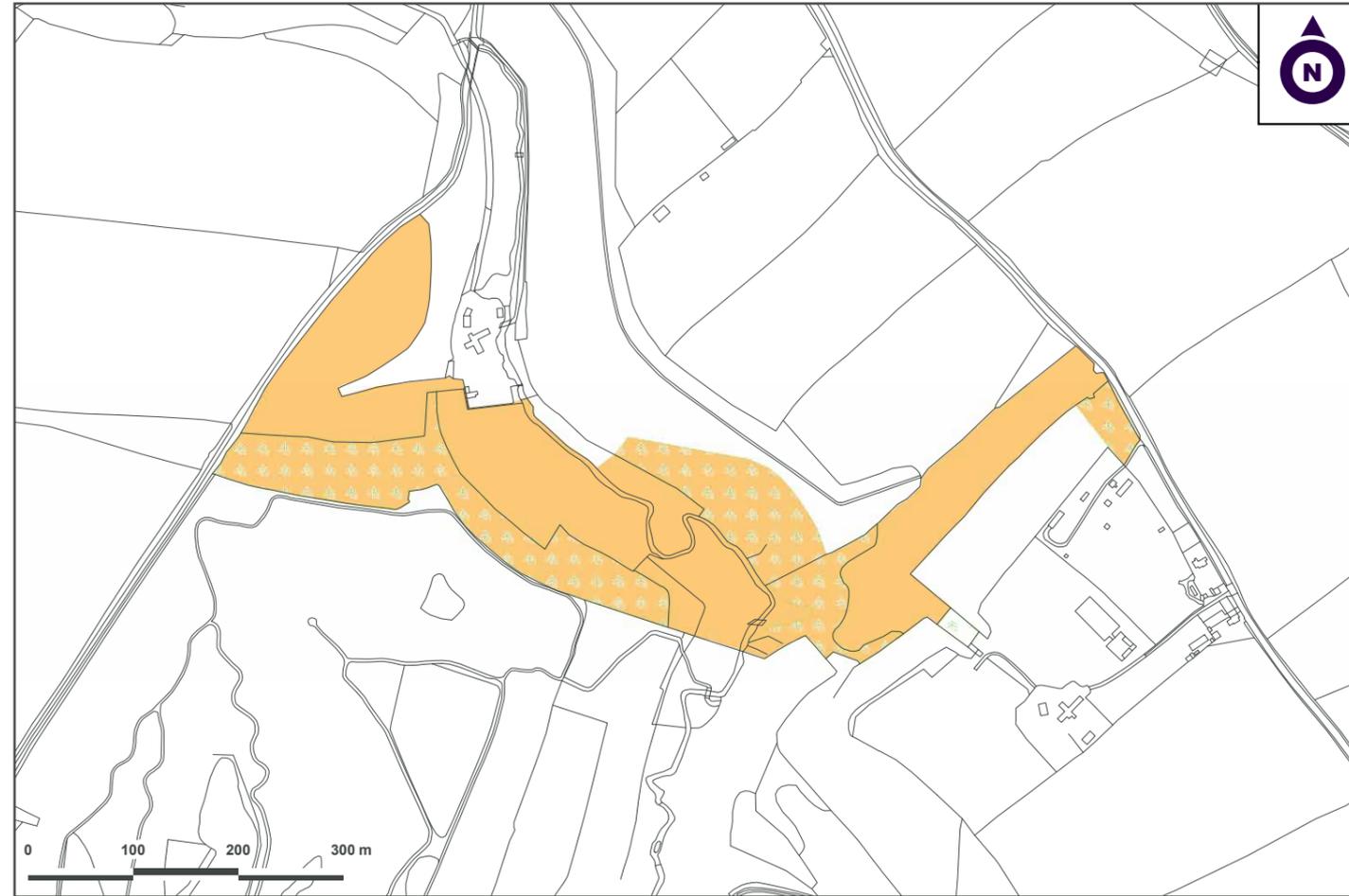
Gatcombe

CASTLE COMBE, WILTSHIRE

Carter Jonas

GATCOMBE VALLEY
CASTLE COMBE
CHIPPENHAM
WILTSHIRE
SN14 7NH

A rare opportunity to
acquire a picturesque
valley covering 28.45
acres (11.51 ha).



LAND PLAN

 GATCOMBE VALLEY



PROPERTY

The land is part of the Castle Combe Estate and predominantly comprises a combination of permanent pasture and mature woodland. The land has been farmed organically and registered as organic with the Soil Association for many years. In recent years the land has been utilised for the grazing of sheep. It has also historically been included within a High Level Stewardship agreement, although this has recently expired.

Situated to the north of Castle Combe, this attractive valley is well balanced with 17.87 acres (7.23 ha) of pasture land, 10.58 acres (4.28 ha) of woodland and complete with a brook running through the centre of the land extending to approximately 450 metres in length.

The scenic property benefits from two points of access directly from the highway.

LOCATION

Gatcombe is located north of the charming village of Castle Combe. Castle Combe is located 1.8 miles south of the M4 and 4.6 miles east of Chippenham in the Cotswolds Area of Outstanding Natural Beauty in the county of Wiltshire. The city of Bath is located 12 miles south-east of the village of Castle Combe.

AMENITIES

Castle Combe, voted "the prettiest village in England" benefits from a church, cafes and a public house. In addition, the Manor House Hotel and golf club as well as Castle Combe Circuit are within short walking distance of the village.

METHOD OF SALE

The property is for sale by private treaty.

TENURE & POSSESSION

The property is freehold and sold with vacant possession.

BASIC PAYMENT SCHEME

The Basic Payment Entitlements are available by separate negotiation.

ENVIRONMENTAL SCHEMES

There are no Environmental Stewardship Schemes attached to the land

DESIGNATIONS

The land is within the Cotswold Area of Outstanding Natural Beauty.

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.

There is a footpath running through the valley.

HEALTH & SAFETY

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

SPORTING TIMBER & MINERAL RIGHTS

Sporting Rights are reserved by the Vendor. The Vendor retains a covenant not to exercise the sporting rights.

LOCAL AUTHORITIES

Wiltshire Council
W: wiltshire.gov.uk
T: 0300 456 0100

VIEWINGS

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

DIRECTIONS

From the M4 junction 18, head north on the A46 for 0.2 miles, take the first right onto Acton Turville Road, continue along this road for 3.4 miles, turning right onto the B4039 in the village of Acton Turville continue on this road for 2.9 miles and Gatcombe Valley is on the right hand side.

From Chippenham, head north on Bristol Road leading to the A420, turn right onto the B4039 following this road for 3.5 miles through Yatton Keynell and Upper Castle Combe and Gatcombe is on the left hand side.



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IMPORTANT INFORMATION

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