



Land at Capps Lane

Westbury, Wiltshire

Carter Jonas

Land at Capps Lane Westbury Wiltshire BA13 4NE

An impressive block of predominantly arable land and some pasture land including a useful grain store.

The land at Capps Lane provides a selection of well managed arable and pasture fields between Bratton and West Ashton on the outskirts of Westbury, Wiltshire.

In all extending to 292.71 acres (118.46 ha).

For sale by private treaty as a whole or in up to five lots.



Property

The land at Capps Lane extends to 292.71 acres (118.46 ha) in total, it is classified as grade 3 agricultural land with fertile, arable capable soils. The property is offered for sale as a whole or in up to five lots.

Lot 1: 127.01 acres (51.40 ha) to the north of Capps Lane and south of Bratton Road. There is good access from the public highway and includes a concrete yard and grain store. This land has recently been drilled to Spring Barley, following a crop of Maize in 2024.

Lot 2: 33.61 acres (13.60 ha) of land to the north of Bratton Road and directly opposite Lot 1. The land lot is split into six field enclosures and has been planted to Spring Barley, following a crop of Winter Wheat in 2024.

Lot 3: 80.21 acres (32.46 ha) of land to the east of Capps Lane, with good road access. The land is split into numerous enclosures and has been planted to Maize this year following Winter Barley in 2024. The three smaller enclosures to the south are cropped to Winter Bird Food (AB9) as per the Countryside Stewardship agreement.

Lot 4: 20.87 acres (8.44 ha) of pasture split into two fields and comprising a herbal lay and located to the south of Capps Lane with direct road access. The land has been recently refenced with new stock proof fencing, having been utilised for grazing cattle in recent years.

Lot 5: 31 acres (12.54 ha) of pasture comprising five fields and adjoining Lot 4 located to the south of Capps Lane. New fencing works have been completed, being utilised for cattle grazing.

Location

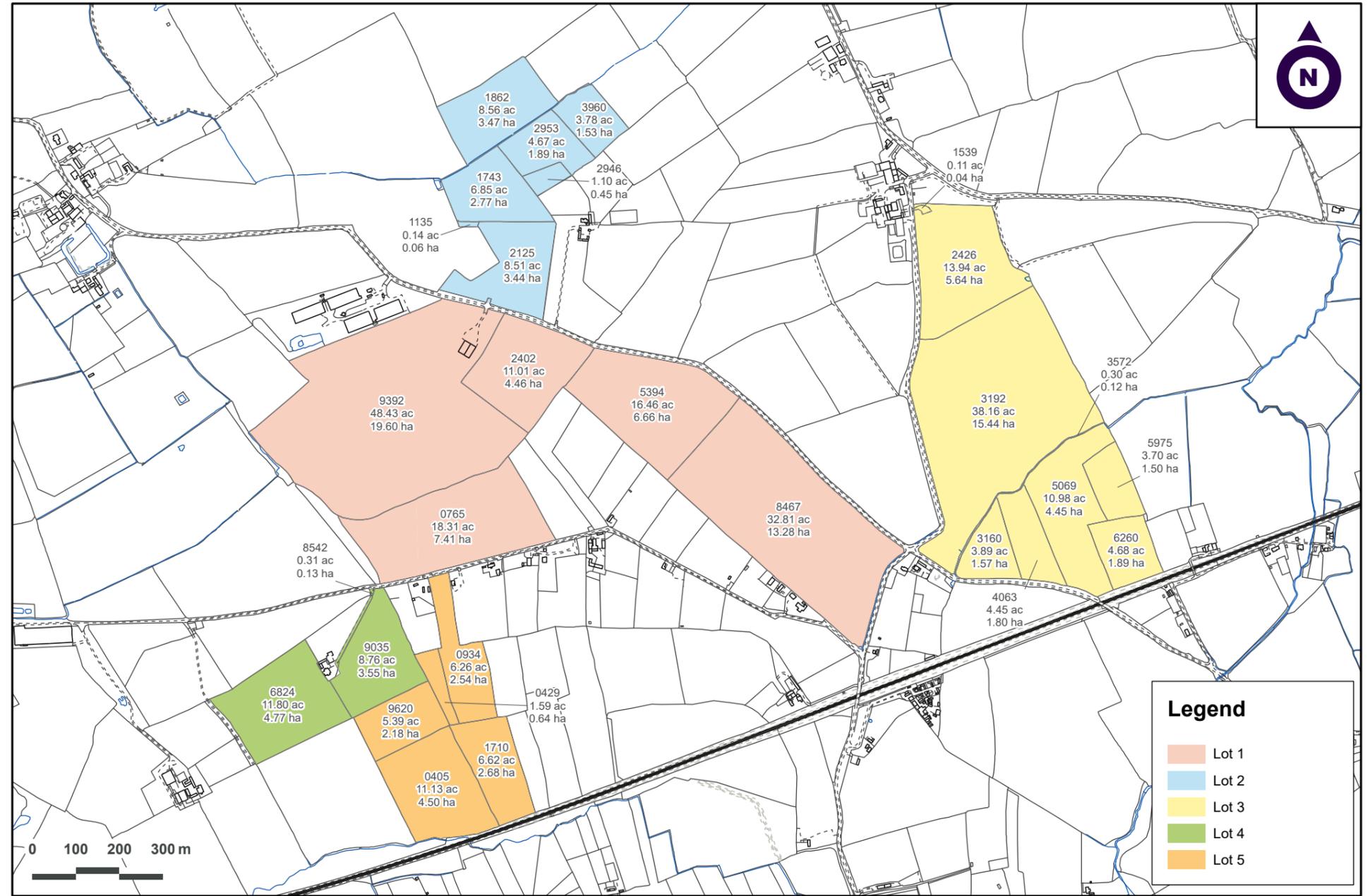
The land at Capps Lane is located variously around Bratton Road and Capps Lane north east of Westbury, Wiltshire. Westbury is situated on the northwestern edge of Salisbury Plain and is 18 miles southeast of Bath.

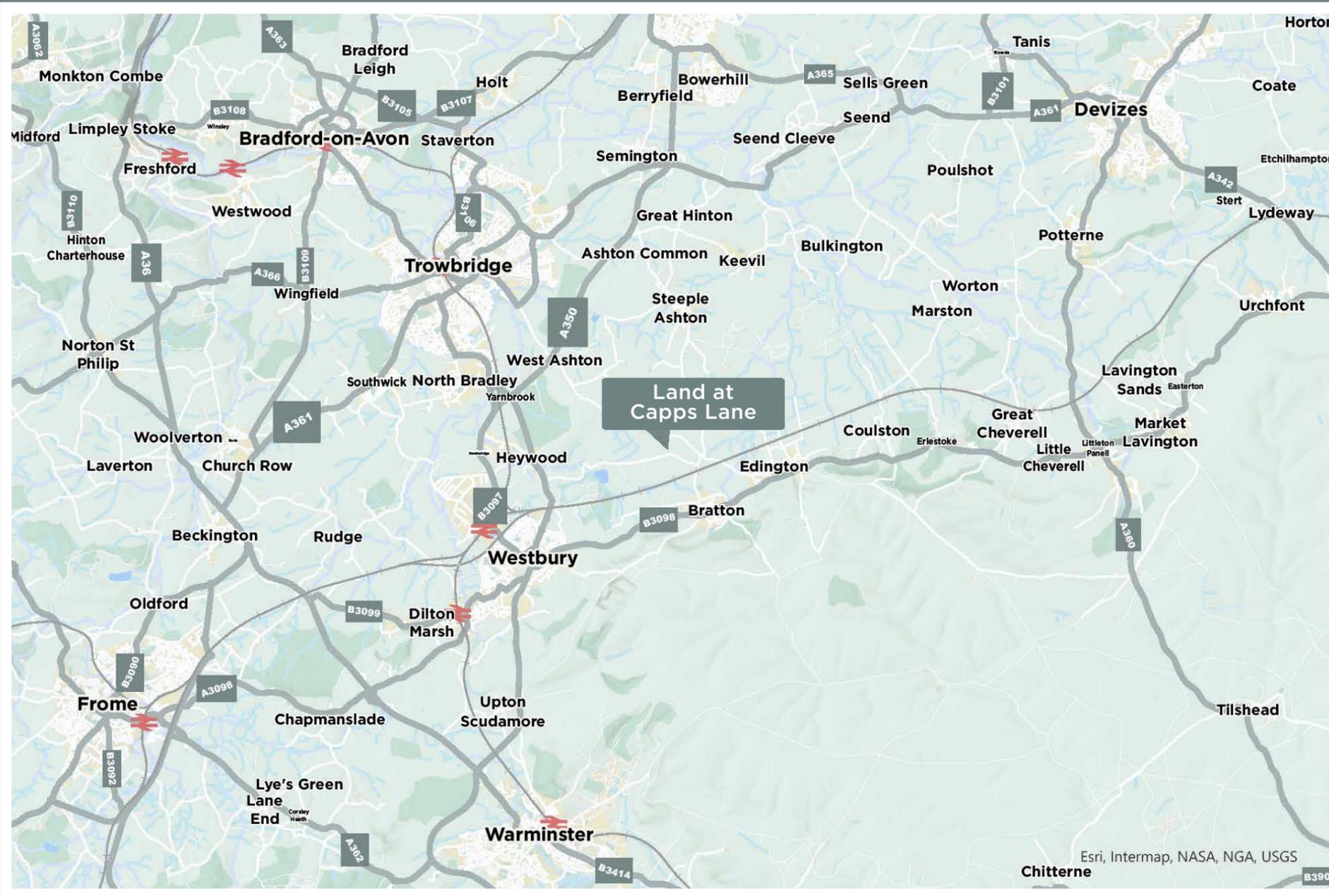
Building

The grain store (Lot 1) is of modern construction and provides appropriate grain storage, with concrete floors and walls. The building extends to 98' (29.8 metres) x 101' (30.8 metres).

The building is split into two and has electric roller shutter doors and lighting. There are concrete grain dividers, allowing for the storage of three separate grain types.

There is a concrete road and yard to the front of the grain store and a gas storage tank for a mobile grain dryer along with a roof water collection system.





Method of Sale

The property is to be sold by private treaty as a whole or in up to five lots.

Tenure & Possession

Freehold subject to a Farm Business Tenancy (FBT), terminating on the 29th September 2025.

Environmental Schemes

The land is subject to a Countryside Stewardship Agreement, which shall terminate on the 31st December 2025. The buyer shall be expected to comply with the agreement until it's termination. Further information is available from the Agent as to the detail of the agreement.

Overage

The land is sold subject to an overage provision in respect of any uplift in value associated with Biodiversity Net Gain. In such an event the Purchaser shall be required to pay a sum equal to 25% of the enhanced value and the provision shall apply for 25 years from completion.

Holdover & Early Entry

The land comprising Lot 3 is planted to maize and as such it is anticipated Holdover will be required to allow the harvest of the maize crop.

Services

There is mains electricity connected to the grain store. The mains connection is single phase, although the grain store is three phase ready.

There is no mains water connection, although there are two roof water collection tanks with the grain store. There is understood to be mains water in both Bratton Road and Capps Lane.

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.

Health & Safety

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

Sporting Timber & Mineral Rights

The sporting, timber and mineral rights are included within the sale insofar as they are available.

Local Authority

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

Viewings

By prior appointment with the vendor's agents, Carter Jonas.

Directions

From Bath, head southeast on the A36 towards Warminster, continue on the A36 for about 9 miles. At the roundabout take the third exit onto the A350 towards Westbury then turn left at the signpost for Capps Lane. Follow the road and the land is on the left and right hand side of Capps Lane.



- Lot 1: /// hugs.dumps.amaze
- Lot 2: /// code.storming.paddocks
- Lot 3: /// letter.impressed.acquaint
- Lot 4: /// tiptoes.acquaint.firms
- Lot 5: /// property.mascot.acrobatic



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Important Information

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