



Land at Fosbury

MARLBOROUGH, WILTSHIRE



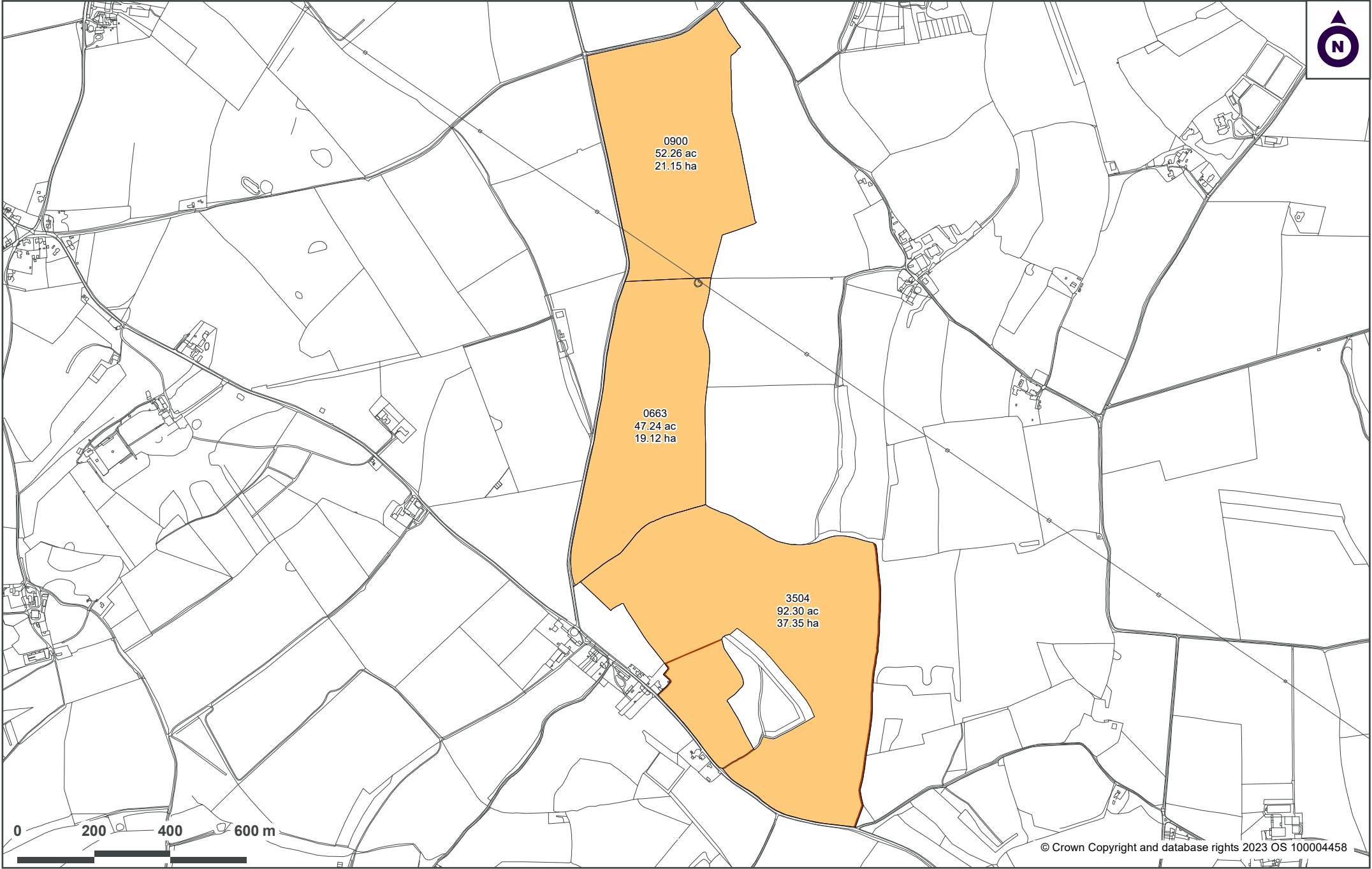
Carter Jonas

LAND AT DARK LANE
FOSBURY
MARLBOROUGH
WILTSHIRE
SN8 3NJ

A desirable block of well-located arable land in large enclosures.

The Land at Fosbury provides a ring fence of arable land in large enclosures in the heart of the North Wessex Downs. With direct road access the land is currently farmed under a Contract Farming Arrangement and appeals to a range of purchasers.

In all extending to about 192 acres (77 hectares)
For sale by private treaty as a whole.



LOCATION

The land is located in the hamlet of Fosbury with frontage to Ashley Drove Lane and Dark Lane.

AMENITIES

The nearby village of Vernham Dean offers a range of local amenities including primary school, pub and church. Nearby towns including Marlborough, Andover and Newbury provide a range of more extensive facilities including mainline trains stations.

LAND

Providing a ring fence of arable land extending to about 191.80 acres (77.62 ha) the land rises to the north and has a number of direct road access points.

The land is classified as Grade 3 and is furthermore characterised as being shallow lime-rich soils over chalk or limestone. The arable land is utilised for arable cropping and is split into 3 fields currently planted to a mix of oil seed rape and winter wheat. Parcel 3504 has a woodland and 25m game cover strip excluded from the sale with 2 rights of way crossing the property for access to the same. There is a further right of way reserved on the eastern boundary of parcel 3504.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

TENURE & POSSESSION

The land is offered for sale freehold and with vacant possession subject to a Contract Farming Agreement due to terminate on 30th September 2023. Further details on request,

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are included with the sale.

ENVIRONMENTAL SCHEMES

The land is sold subject to the unexpired term of a Middle Tier Countryside Stewardship Agreement. Further details available on request.

DESIGNATIONS

The land is located within the North Wessex Downs Area of Outstanding Natural Beauty. The land is in Hampshire Chalk groundwater Nitrate Vulnerable Zone and the Hamble Estuary eutrophic water Nitrate Vulnerable Zone.

HOLDOVER & EARLY ENTRY

Holdover may be reserved to permit the harvesting of all growing crops at the point of completion or alternatively an Ingoing Valuation agreed between the parties for outright purchase. Early entry may be allowed at the purchasers own risk.

SERVICES

There are no services connected to the land.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays. Cables, drains, water, gas and other pipes whether specifically referred to or not.

A bridleway crosses the property.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

SPORTING, TIMBER & MINERAL RIGHTS

Timber and minerals are included in the sale where available. The sporting rights are excluded from Parcel 3504 with further details on reservations available upon request. Purchasers should note that the sporting rights are included elsewhere but reserved until the end of the current season.

LOCAL AUTHORITY

Wiltshire Council
www.wiltshire.gov.uk

VIEWINGS

Interested parties may view the property unaccompanied and with details to hand, on notification to the selling agent.

DIRECTIONS

From Marlborough:

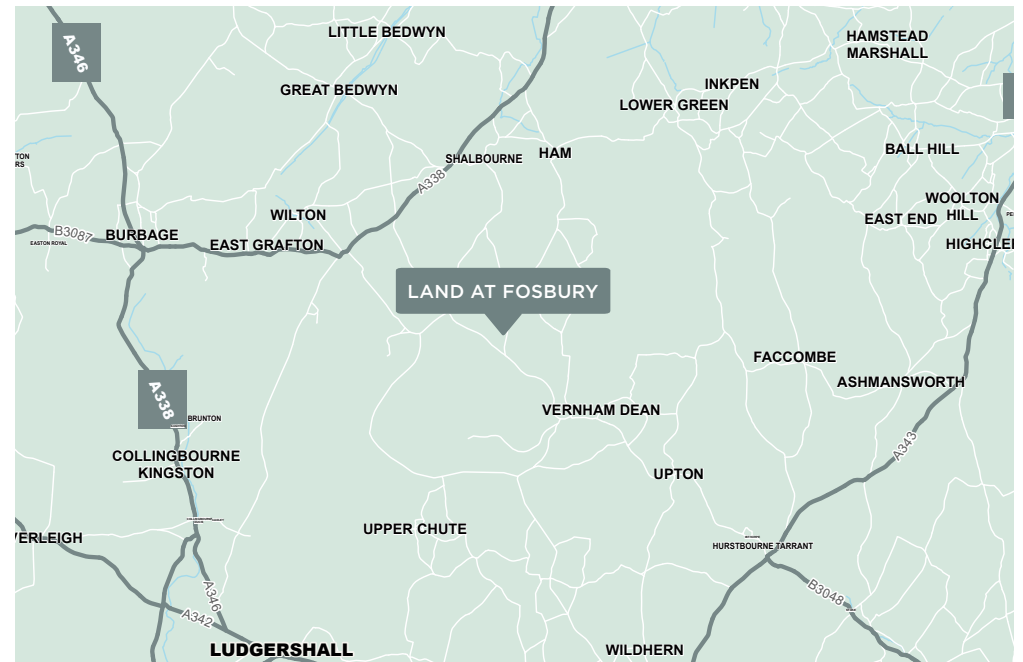
Head east on the A4 for 3 miles, take the Great Bedwyn turning continue for 4 miles through Great Bedwyn towards Shalbourne. Take the right turning to Oxenwood, continue over the A338 towards Oxenwood. At the Oxenwood triangle continue towards Fosbury for 2 miles.

From Hungerford:

Exit Hungerford on the A338 heading south for 5 miles. Take the left hand turning towards Oxenwood. At the Oxenwood triangle continue towards Fosbury for 2 miles.



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WINCHESTER

07880 084 633 | andrew.chandler@carterjonas.co.uk

MARLBOROUGH

07801 666 155 | emily.stone@carterjonas.co.uk

KNIGHT FRANK - FARMS AND ESTATES

07814 294 327 | alice.keith@knightfrank.com

01256 630 970 | mark.potter@knightfrank.com

IMPORTANT INFORMATION

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