



Land at East Combe Farm

Castle Combe, Wiltshire

Carter Jonas

**Land at East Combe Farm
Castle Combe
Chippenham
Wiltshire
SN14 7EY**

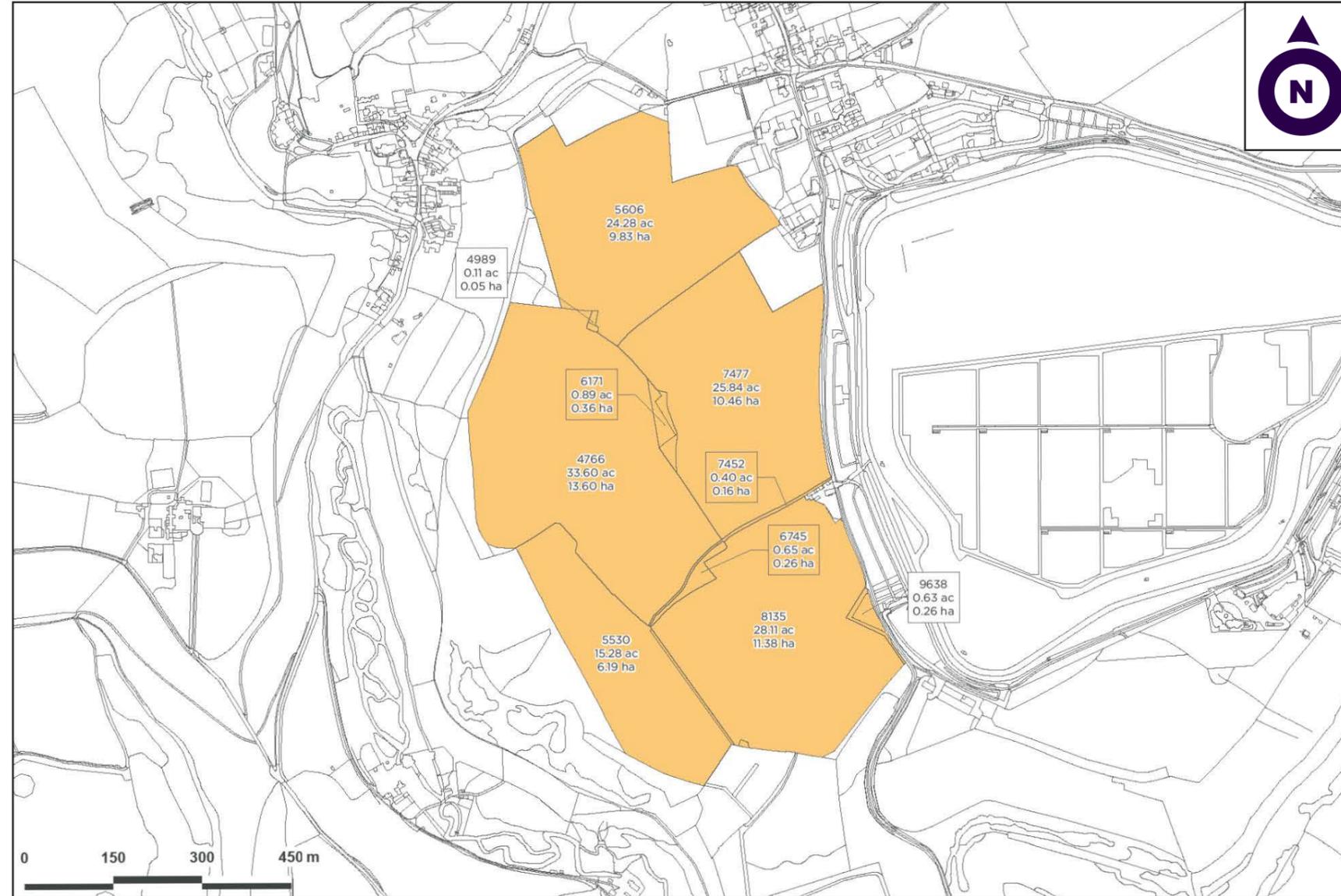
**129.79 acres (52.52 hectares) of
productive organic agricultural land.**

A productive block of flat, organic arable land with good access from the highway, situated within North Wiltshire and within the Cotswold Area of Outstanding Natural Beauty.

In all extending to 129.79 acres (52.52 hectares).

For sale by private treaty.

Carter Jonas



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Property

The land at East Combe Farm extends to 129.79 acres (52.52 hectares), comprising 128.27 acres (51.91 hectares) of arable land, which is currently sown to spring barley and grass lays. There is also 1.52 acres (0.61 hectares) of woodland situated within 3 small blocks.

Access can be gained directly off West Yatton Lane in three locations.

Land

The land has a predominately flat topography and has a land classification of grade 3, the soil is typical of the area, being well draining brashy soil over limestone.

Location

The land is located to the east of Castle Combe, just 5 miles from the town of Chippenham. The land is accessed directly off of West Yatton Lane.

Method of sale

This property is to be sold by private treaty as a whole.

Tenure & possession

Freehold subject to a farm business tenancy, due to expire on the 29th of September 2024.

Designations

The land is situated within the Cotswolds AONB.

Services

The land is served by mains water which is connected to a network of troughs within the fields.

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.

Overage

Parcels 5606 and 7477 are to be sold subject to an overage, whereby 25% of any uplift in value triggered by a planning consent within 25 years of completion for any residential or commercial (excluding agricultural or equestrian) purposes shall be payable to the vendor.

Local authority

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

Viewings

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

Directions

Following the B4039 from Yatton Keynell until the sharp right-hand bend where you will turn left onto West Yatton Lane, the land is located circa 400m down this lane on the right.



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