

FOR SALE

LAND AT BATHEASTON, BATH, BA1 8ES

36.91 acres of grassland set in the
stunning Cotswolds National Landscape.

Freehold with Vacant Possession

OFFERS IN EXCESS OF £300,000

Batheaston – 1 mile | Bath City Centre - 4 miles

(All distances are approximate)

Land Details

A unique opportunity to purchase a ring fenced block of grassland on the outskirts of Bath/Batheaston located in the beautiful valley St Catherine. The land extends to approximately 36.91 acres (14.94 hectares), currently being used for agricultural purposes.

The tranquil nature of the property boasts an array of wildlife and spectacular far reaching views over the surrounding valley and the famous Solsbury Hill. The property would suit a range of alternative uses for those with equestrian, environmental or amenity interests. Necessary consents may be required.

The land is Grade 3/4 land classification, with lime-rich loamy and clayey soils. The land benefits from roadside access and is enclosed by mature hedgerows, livestock fencing and dry stone walls.

Access

Access to the land is obtained from a gateway in the south western corner from the public road known as Northend.

Services

All fields benefit from water troughs which are supplied by natural springs. Wessex Water are responsible for maintaining these supplies.

Location

What3Words: ///Lordship.Equity.Triads
Marked with a red circle on the location plan.

Rights of Way and Easements

The land is subject to two public footpaths, one overhead electricity line and a number of natural springs which are maintained and operated by Wessex Water. In addition, there are a number of mains water pipes that run under the land.

Sporting & Mineral Rights

The Sporting & Mineral Rights are in hand and included in the sale so far as they are owned.

Tenancies and Agreements

The land is currently subject to a Grazing and Mowing Licence. Vacant Possession will be available on completion.

Designations and Environmental Matters

The land lies within the Cotswolds National Landscape and a Greenbelt. The land either side of St Catherine's Brook is also designated as being in a level 2/3 Flood Zone.

Method of Sale

The freehold of the property is offered for sale as a whole by private treaty with vacant possession.



Land Schedule

<u>FIELD NAME</u>	<u>ACRES</u>	<u>HECTARES</u>
Cowleaze	8.25	3.34
The Alder Beds	15.04	6.09
Top Field	1.46	0.59
Holly Bush	7.13	2.89
Horse Paddock	1.46	0.59
The Mead	3.35	1.35
Watercourses, tracks etc.	0.22	0.09
<u>TOTAL</u>	<u>36.91</u>	<u>14.94</u>

Viewings

Interested parties may inspect the land at any time during daylight hours provided they carry a copy of the particulars with them. Interested parties are responsible for their own safety.

Directions

From Batheaston Village Hall take the road known as Northend and head north out of the village. After approximately one mile there will be a layby on the right. The access to the property is located at this layby marked with a For Sale Board.

Enquiries and Further Information

All enquiries should be made to George King at WebbPaton, The Dairy, Hook SN4 8EF. Telephone: 01793 842055. Email: gking@webbpaton.co.uk

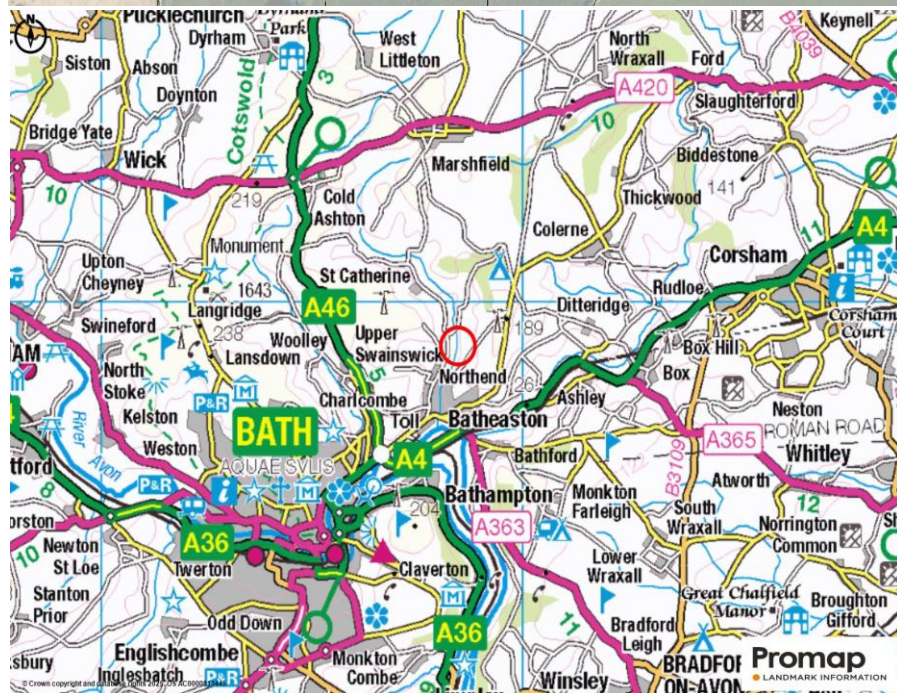
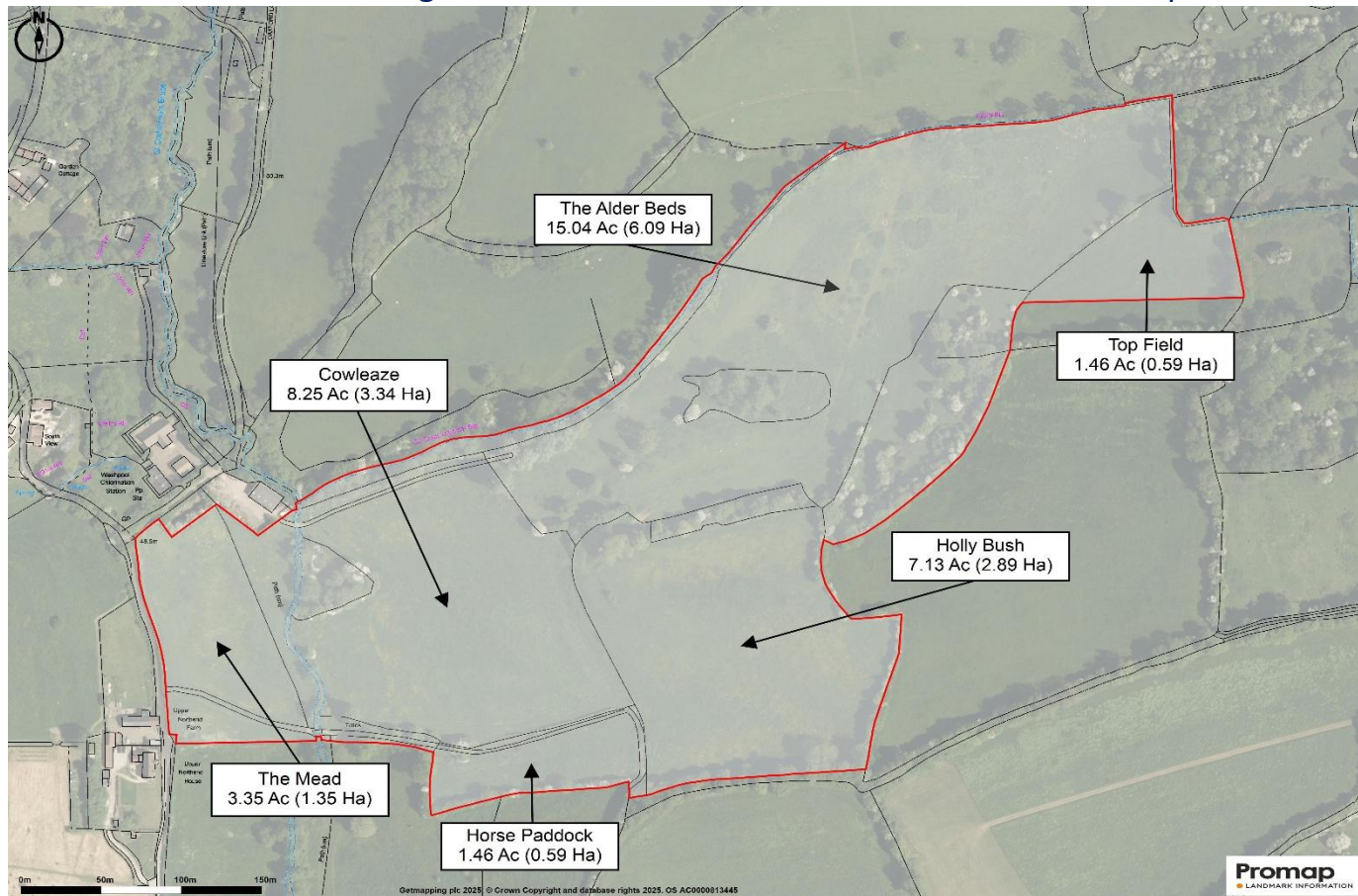


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BATH
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webbpaton

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IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

WebbPaton Rural & Commercial Valuers
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