



LAND AT BATTLELAKE FARM, PURTON

12.38 ACRES OF PASTURELAND

AVAILABLE AS A WHOLE

GUIDE PRICE £150,000

MOORE ALLEN
& INNOCENT

PASTURELAND AT
BATTLELAKE FARM
PURTON, WILTSHIRE SN5 0AA
12.38 ACRES (5.01 HECTARES)

FOR SALE BY PRIVATE TREATY

LOCATION

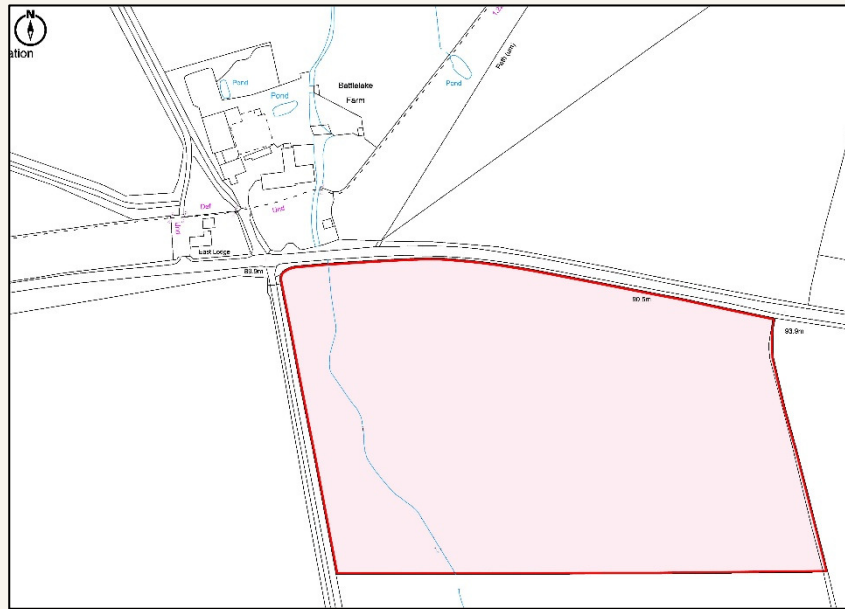
The property is situated about 1 mile to the west of the market town of Purton in North Wiltshire, in delightful open countryside. Purton provides a range of day to day facilities including shopping, a doctor's surgery, St Mary's parish church, primary schooling and the Bradon Forest School.

DESCRIPTION

The property comprises a level pasture field bounded by mature, established hedgerows, extending to 12.38 acres (5.01 hectares). The field is situated in a pretty rural setting. Although mains water is not connected to the field, a watercourse runs through the property, which supplies water even during the driest summers. There is good vehicular access into the property. The entrance gate gives access to a public bridleway which runs along the western boundary, which connects with a network of bridlepaths, which provide for excellent off-road equestrian riding.

DIRECTIONS

From Purton town centre, take the road named Pavenhill in a westerly direction. Follow the road out of the town, and down the hill into open countryside. The property will be found signposted after a short distance on the left-hand side.



VIEWING

At any reasonable time during daylight hours, with a copy of these sale particulars.

METHOD OF SALE

The property is freehold and is offered for sale by private treaty as a whole, with vacant possession on completion.

SERVICES

There are no known services connected to the property. An overhead electricity supply crosses the property and there is livestock drinking available from a watercourse that runs through the property.

PUBLIC RIGHTS OF WAY

A public footpath runs along the eastern boundary of the property.

OUTGOINGS

There are no known outgoing associated with the property.

LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER. Tel: 0300 4560109.

ENVIRONMENTAL SCHEMES

The property is not entered into any form of environmental grant scheme.

SELLER'S SOLICITOR

Bevirs Law, 141 High Street, Royal Wootton Bassett, Wiltshire SN4 7AZ. Tel 01793 848900.



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