



LOT 1 & 2, LAND NORTH & SOUTH OF PARK STREET

Heytesbury, Warminster, Wiltshire BA12 0HQ



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16.19 acres (6.38 ha) of permanent pasture available as two blocks of land,
one with agricultural building.

Approximately 12 acres of pasture with a barn and a separate paddock
of 4 acres, used for horse grazing.

Lot 1a – 6.13 ac (2.48 ha) of permanent pasture with agricultural barn

Lot 1b – 6.06 ac (2.45 ha) of permanent pasture

Lot 2 – 4.00 ac (1.62 ha) of permanent pasture

Desirable village location

Warminster 4 miles | Salisbury 17 miles | Bath 22 miles | London Waterloo from 1hr 20 minutes
(Mileages and times approximate)



SITUATION

The land north and south of Park Lane lie on the eastern edge of Heytesbury, with easy access to the A36. The highly regarded village of Heytesbury offers a range of amenities such as a pre-school, primary school, two public houses, a local shop and post office and church, and is a convenient distance to the town of Warminster and cathedral city of Salisbury. Warminster is approximately 4 miles northwest allowing access to a range of amenities, Salisbury is approximately 17 miles southeast, and the popular city of Bath is approximately 22 miles northwest. Warminster and Salisbury both benefit from regular trains to London Waterloo, Southampton and Bristol whilst Westbury, 9 miles northwest, offers direct services to London Paddington.

DESCRIPTION

LOT 1

LAND NORTH OF PARK LANE

The land comprises an attractive ringfenced block of permanent pasture, on the edge of the village. The land is available as a whole of approximately 12 acres or in two smaller fields:

- Lot 1a, 6.13 ac (2.48 ha)
- Lot 1b 6.06 ac (2.45ha)

Lot 1b also benefits from a good sized, enclosed barn extending to approximately 230 sq.m. (2,525sq.ft.) on the western boundary of the land, with potential for alternative uses, subject to planning consent.

Lot 1 benefits from direct vehicular road access. The boundary is fully fenced with timber post and rail with stock netting, with a number of internal fences, providing useful, smaller paddocks. The land has been used in the past as a site for the local cricket and football clubs, but it has reverted to its former agricultural use as sheep grazing, and benefits from an access from Park Lane, up to the barn.

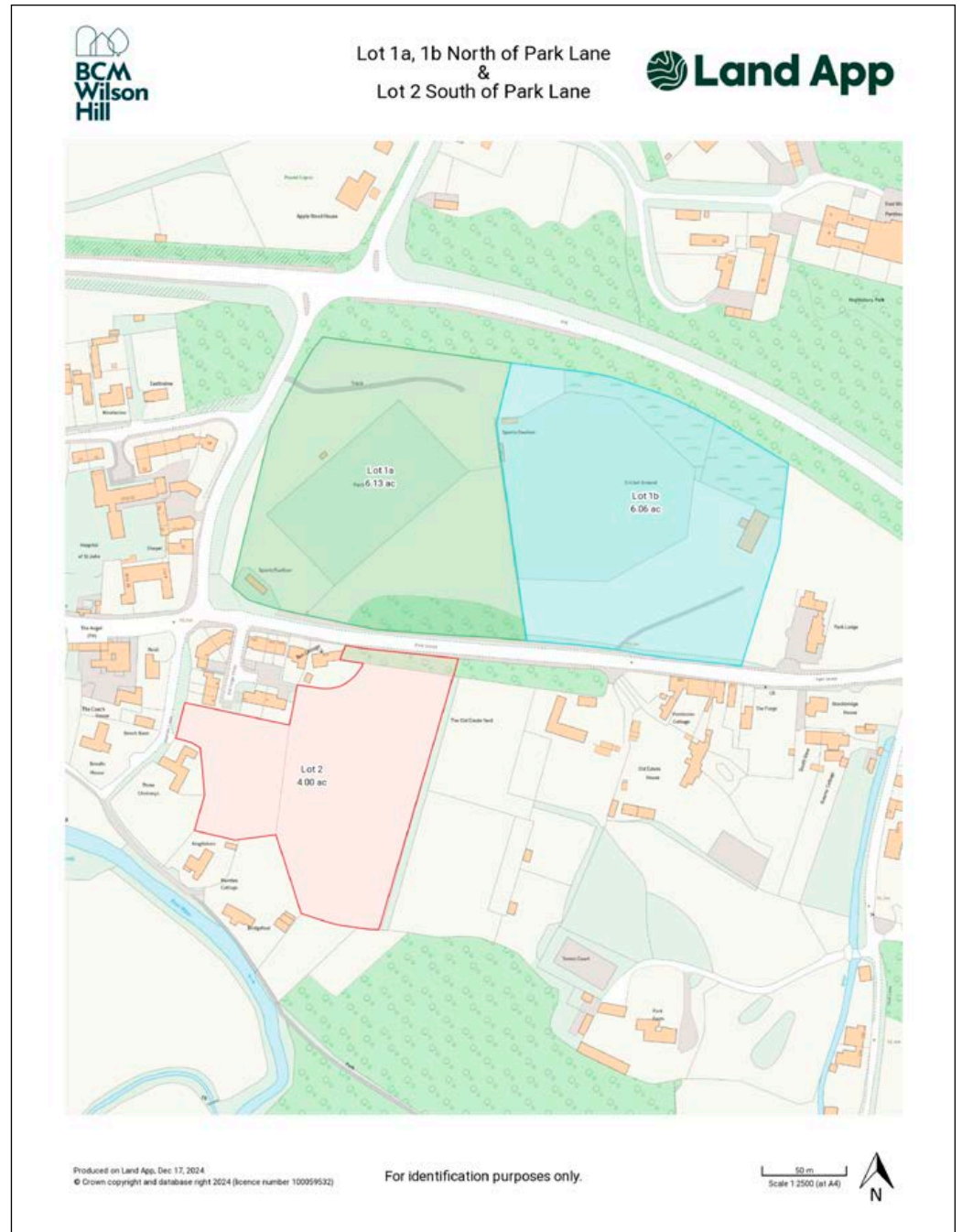
Lot 1 is available as a whole or as two separate lots 1a and 1b.



LOT 2 LAND SOUTH OF PARK LANE

Lot 2 comprises 4.00 ac (1.62 ha) of pasture in a single block with vehicular access from Mantles Lane and a water supply. The land is set between a number of dwellings with water meadows and the River Wylde located just south of the land.

The land has been used for grazing horses for a number of years and is conveniently located for easy hacking out. The land may be suited to other uses, subject to any necessary planning consents.



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the Property.

Services

There is a mains water supply to both Lot 1 and Lot 2, however the incoming purchaser/s will be responsible for installing their own metered connection, at their cost.

Broadband

A fibre optic cable has recently been installed along part of the southern boundary of Lot 1 and adjacent to the boundaries of Lot 2. Future connections for the benefit of the land has been allowed for during this installation, should the Purchaser wish to connect to it.

Mobile Phone Coverage

Mobile phone coverage likely (Ofcom).

Tenure

Freehold with vacant possession.

Construction

Agricultural building with steel portal frame structure, corrugated sheets and a sliding door for access.

Local Authority

Wiltshire City Council

T: 0300 4560100

E: customerservices@wiltshire.gov.uk

Overage

An overage clause shall be applied for the grant of any change of planning use from the existing use or agricultural or equestrian for which 30% of the uplift in value shall be payable to the Vendor for a period of 30 years.

Restrictions

The land lies within a Nitrate Vulnerable Zone (NVZ) but is just outside of the Protected Landscape (formerly known as an Area of Outstanding Natural Beauty).

Parking

There is parking available within the property.

Flooding

Lot 2 - part of the land lies within Flood Zone 3.

Postcode

BA12 0HQ

Directions

Lot 1a and 1b land benefits from direct road access for vehicles from the main road, within 100 yards off the A36. The land can be accessed from the centre of Heytesbury from the High Street and the fields are found on the right after the left turn towards the A36.

Lot 2 benefits from direct road access off Mantles Lane on the Western boundary.

Local Planning

Please make enquiries to the Wiltshire Council Planning Authority. Lot 1 has been utilised in the past as a local football and cricket club and was applied to become an asset of community value in September 2023, however all land was subsequently removed from the list in November 2023.



Lot 1: w3w.co/refuses.reservoir.headstone

Lot 2: <https://what3words.com/distorts.tweed.easily>

Viewings

By appointment with BCM Wilson Hill LLP only.

Selling Agent

Andrew Bays & Rosie Brickell

BCM Wilson Hill LLP

The Old Dairy

Sutton Scotney

Winchester

SO21 3NZ

t: 01962 763900

e: sales@bcmwilsonhill.co.uk

NB These particulars are as at January 2025.

IMPORTANT NOTICE

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Winchester

01962 763 900

winchester@bcmwilsonhill.co.uk

Further offices at: Petersfield | Isle of Wight | Oxford

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