

# LAND AT LEIGHFIELD FARM

The Leigh, Cricklade, Swindon, Wiltshire SN6 6RH



MOORE ALLEN  
& INNOCENT

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Malmesbury 9 miles, Cricklade 3 miles, Cirencester 8 miles,  
M4 Motorway (Junction 16) 8 miles  
*(all distances approximate)*

An attractive parcel of permanent  
grassland with road frontage

**In all to about 59.85 acres (24.17 hectares)**

**For sale by private treaty as a whole.**



## Situation

The land is situated on the south side of the B4040 Malmesbury to Cricklade road, near to the hamlet of The Leigh. A full range of shopping and other facilities is available in Cricklade, about 3 miles to the north east. Cirencester is situated about 8 miles to the north and Malmesbury 9 miles to west.

## Directions

From Cricklade, take the B4040 road in a westerly direction signed to Malmesbury. After about 3 miles, the land will be found signposted on the left of the road, shortly before reaching the traffic lights on the Leighfield crossroads.

From Cirencester, take the B4696 road in a southerly direction. Pass the village of Ashton Keynes and on reaching the Leighfield crossroads, turn left at the traffic lights and the land will be found signposted on the righthand side after a short distance.

## Description

The property comprises an attractive parcel of permanent grassland situated in a pretty, quiet position. The land lies within a ring fence and is divided into four field enclosures. The land is reasonably level, but rises towards the south. It is bounded by mainly trimmed hedges. The land is in excellent heart.

Access is either directly from the B4040 road or along a track over which there is a right of access on the eastern boundary.

The soils comprise a productive loam, falling within the Denchworth Series.



**DISCLAIMER:** These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither the Selling Agents nor the Sellers accept responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of the Selling Agents have any authority to make any representation or warranty whatsoever in relation to this property. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: September 2020. Particulars written: September 2020.

## General Information

### VIEWING

At any reasonable time with a copy of these sale particulars. Please ensure that gates remain shut as cattle are likely to be grazing.

### TENURE AND POSSESSION

The property is freehold and vacant possession will be given on completion.

### SERVICES

A mains metered water supply is connected to troughs in each field.

### RIGHTS & EASEMENTS:

- The Sellers enjoy a right of access over a driveway that runs along the eastern boundary of the property (coloured blue on the sale plan).
- A public footpath and two public bridleways cross the property, as indicated on the sale plan.

### BASIC PAYMENT SCHEME

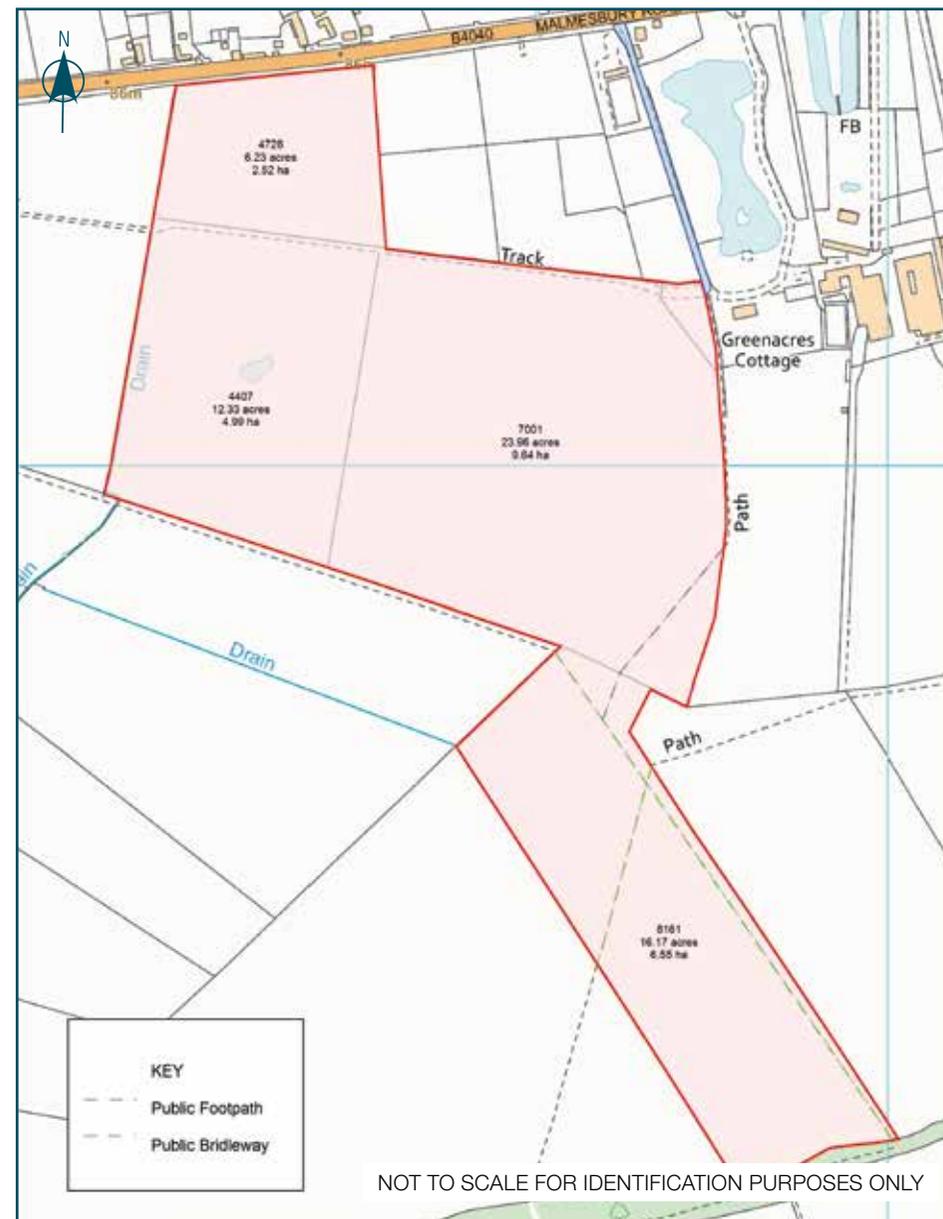
The land is registered with entitlements under the Basic Payment Scheme. The registered entitlements will be transferred to the buyer after completion, if required. For the avoidance of doubt, the Sellers have made and will retain the claim for the 2020 scheme year. Further details are available from the Selling Agents.

### SPORTING, TIMBER & MINERALS

The sporting rights, timber and mineral rights, as far as they are owned, are included in the sale.

### LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER. Tel: 0300 456 0100.



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