



Land at Quemerford Farm

Calne, Wiltshire

**Carter Jonas**



# Land at Quemerford Farm Calne Wiltshire SN11 8XT

16.72 acres (6.77 ha) of  
pasture land located south  
east of Calne, Wiltshire.

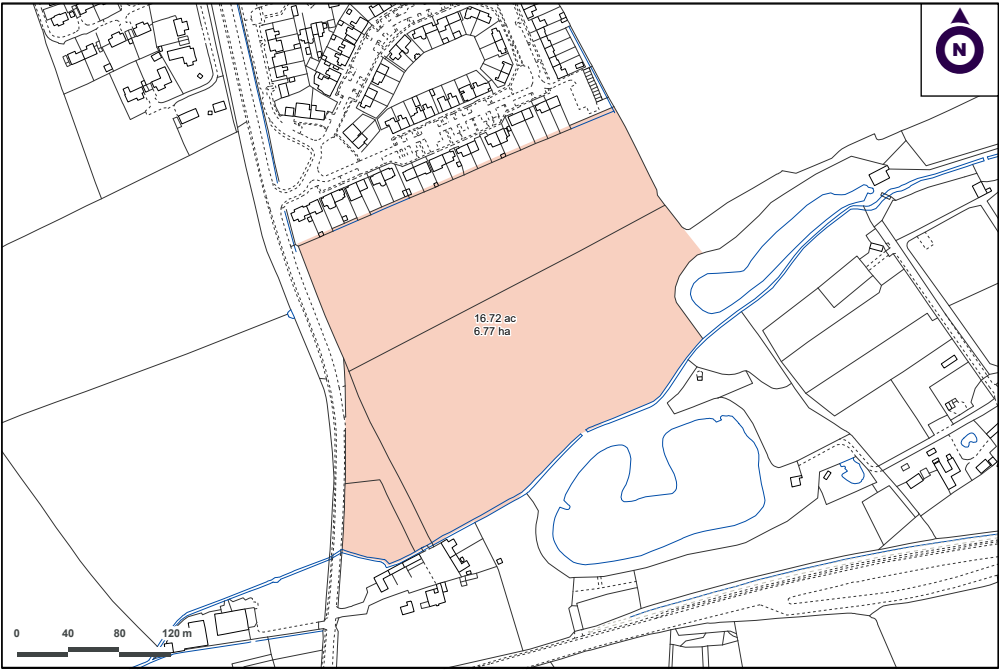
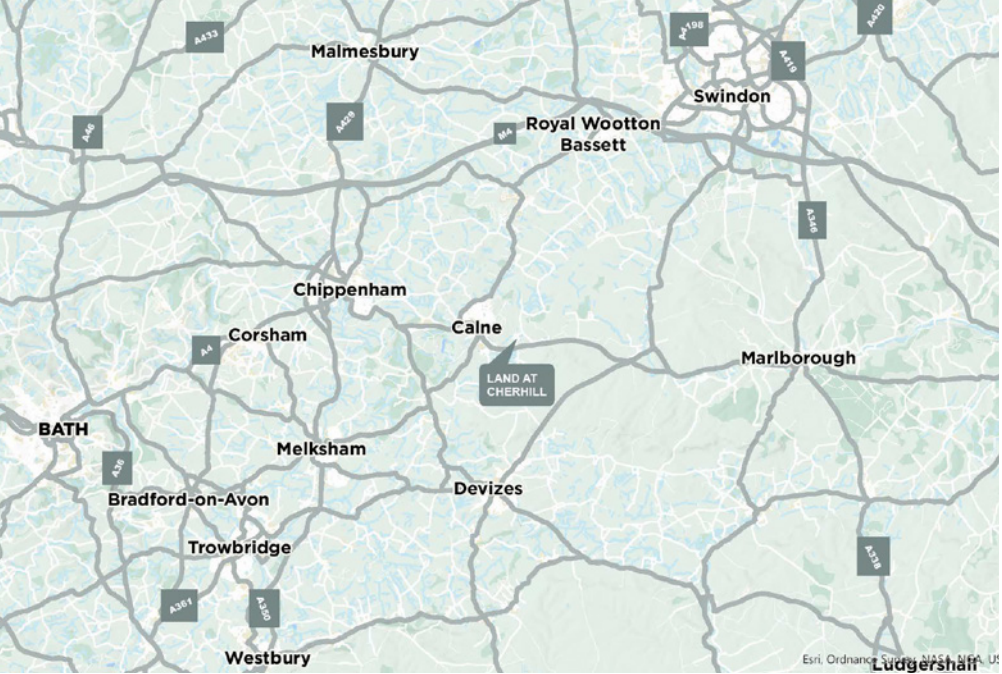
An attractive block of pasture land which  
benefits from highway access, situated  
between the charming parishes of Cherhill  
and Quemerford.

In all extending to 16.72 acres (6.77 ha).

For sale by private treaty as a whole.



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**Property**  
The Land at Quemerford Farm is a  
level block of pasture land situated  
between Cherhill and Quemerford, just  
outside of Calne. The land extends to  
approximately 16.72 acres (6.77 ha.) The  
Land at Quemerford has a  
predominately flat topography. It is  
classified as Grade 3 agricultural land  
and the soils are said to be typical of the  
area; freely draining and lime rich.

The land is predominately pasture with  
a small area of woodland, which extends  
to 0.64 acres (0.26 ha) and is situated  
to the southwest of the property. This  
land benefits from roadside access and  
a natural watering hole.

**Location**  
Located between Quemerford and  
Cherhill, the Land at Quemerford Farm  
is approximately 2 miles south east of  
Calne and 7 miles north of Devizes.



## Method of Sale

For sale by private treaty as a whole.

## Tenure & Possession

The land is sold with vacant possession.

## Environmental Schemes

There is a Countryside Stewardship agreement in place on the land. Please contact the vendors agent for more information.

## Overage

The Land at Quemerford Farm is 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.

## Designations

The Land at Quemerford Farm is in a Nitrate Vulnerable Zone (NVZ).

## Services

There is no mains water connected to the property.

## 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.

## Sporting, Timber & Mineral Rights

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

## Health & Safety

Potential purchasers are required to take particular care when inspecting the property, recommended to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

## Local Authority

Wiltshire Council  
wiltshire.gov.uk

## Viewings

By prior appointment with the vendors' agents, Carter Jonas: Bristol office.

## Directions

From Calne, head south on London Road (A4). Follow the road and then approximately 500m after you've passed through Quemerford turn left. The land will then be on your righthand side.



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## Bristol

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## Important Information

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