



Boundaries for guidance purposes only and subject to verification.

Right of way

Staddlestones

Museum

Mast

15



Set in a prime location with stunning views. A site with planning consent for stables, tackroom and haystore. Or alternatively as amenity land as the land is in a stunning position.

DESCRIPTION

The site is directly accessed from Butts Road via a right of way down the side of the neighbouring property.

The site sits at the edge of the village and has far reaching views across open countryside and woodland. There is planning permission for stables, tack room, hay barn, etc.

Chiseldon is considered to be a prime village and Butts Road one of the premium locations within the village. There is excellent riding, walking and cycling in the immediate area and both bridleways and footpaths leading from the village to the Ridgeway network providing access to miles of breath-taking countryside in an Area of Outstanding Natural Beauty.

There are a wealth of Equestrian Facilities in the area and access both locally and wider a field are ideal as the property sits close to Junction 15 of the M4 and also the A419 to Gloucester and the M5, A420 to Oxford and A346 to Marlborough and the South.

It is our understanding that the foundations have been dug and the conditions signed off by the local authority therefore the planning consent remains current and it is also our understanding that construction may commence. However we of course advise any interested party to satisfy themselves.

For a full list of plans and documents please contact Kidson-

Trigg and we will email you the relevant link.

Services
Mains Water

There is also potential for electricity - further details on application

LOCATION, DISTANCES & LOCAL AMENITIES:

M4 junction 14 - less than 1 mile.

Cirencester 19.7 miles, Marlborough 7.5 miles.

Primary school

Esso garage with Euro Spar shop

Public Houses

General store and post office

Farm shop

Doctor's surgery

DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed.

Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not



constitute part of any offer or contract.

Every effort has been taken to ensure that all statements contained within these particulars are factually correct.

However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey.

All measurements given are approximate and are wall to wall unless stated otherwise.

Viewing strictly through sole agents

Kidson-Trigg

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