

Land at Pinckneys Farm

Marten, Marlborough, SN8 3SJ





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- Free draining Grade 1 pasture land
- Two useful general purpose agricultural buildings
- Mains water and electricity supplies
- Good accessibility
- In all about 67.14 acres

Whole Guide Price £800,000

LOCATION

The land is located in a sought after and easily accessible location, close to Marten and within easy reach of Marlborough. Situated within the North Wessex Downs Area of Outstanding Natural Beauty, and surrounded by stunning countryside, there is fantastic walking, riding and cycling.

The popular village of Wilton lies to the north, on the edge of the Savernake Forest and the Kennet & Avon Canal, and offers a vibrant village community with the popular Swan Inn,

The nearby village of Great Bedwyn has a main line train station with direct trains to London Paddington (about 58 minutes). Trains to Paddington also run from Hungerford and Pewsey. There is also easy access to the M4.

The nearby towns of Marlborough and Hungerford are within easy reach, and both provide an excellent range of retail and other facilities. A wide range of schooling options are available in the area.



DESCRIPTION

The land totals approximately 67.14 acres of ring fenced well kept pasture land, which has been used to cut crops of hay, graze sheep and horses. There are two useful modern general purpose buildings which serve the land and are connected to mains water and electricity.

The buildings are accessed from the road via a well maintained hardcore track. There is a gated entrance to the land and there is an unrestricted right of way at the entrance over the neighbouring land.

- Building 1 extends to approx. 75ft by 45 ft, comprising a hay store, six 10ft x 12ft stables and a tack room with concrete yard.
- Building 2 extends to approx. 75ft x 35ft and provides a useful large clear span building which could be used for a wide range of uses.

The free draining gently sloping Grade 1 land, reflecting the deep stone free soil, is divided by stock proof fencing into manageable sized enclosures and served by water troughs.

METHOD OF SALE AND TENURE

The land is available as a whole and is being offered for sale by private treaty with vacant possession.





GENERAL REMARKS

SERVICES

There is mains water and mains electricity supplied to the land.

RESTRICTIVE COVENANT

A Section 106 Legal Agreement prevents residential development on the land. This agreement was in place when the current owners purchased the land in 2002. Further details are available from the vendors agents.

DESIGNATIONS

The land lies within the North Wessex Downs Area of Outstanding Natural Beauty and a Nitrate Vulnerable Zone.

There is a Tumulus at the eastern end of the land, designated as a scheduled ancient monument.

RIGHTS OF WAY AND EASEMENTS

The land is sold subject to and with the benefit of all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether referred to specifically in these sale particulars or not. The purchaser shall be deemed to have full knowledge of the boundaries and the ownership thereof.

There are no footpaths or public rights of way crossing the land.

The land has an unrestricted right of way over the neighbouring land to and from the entrance to the highway. Further details are available from the vendors agents.

There is one pylon on the land for which the payments have been capitalized.

PLEASE NOTE

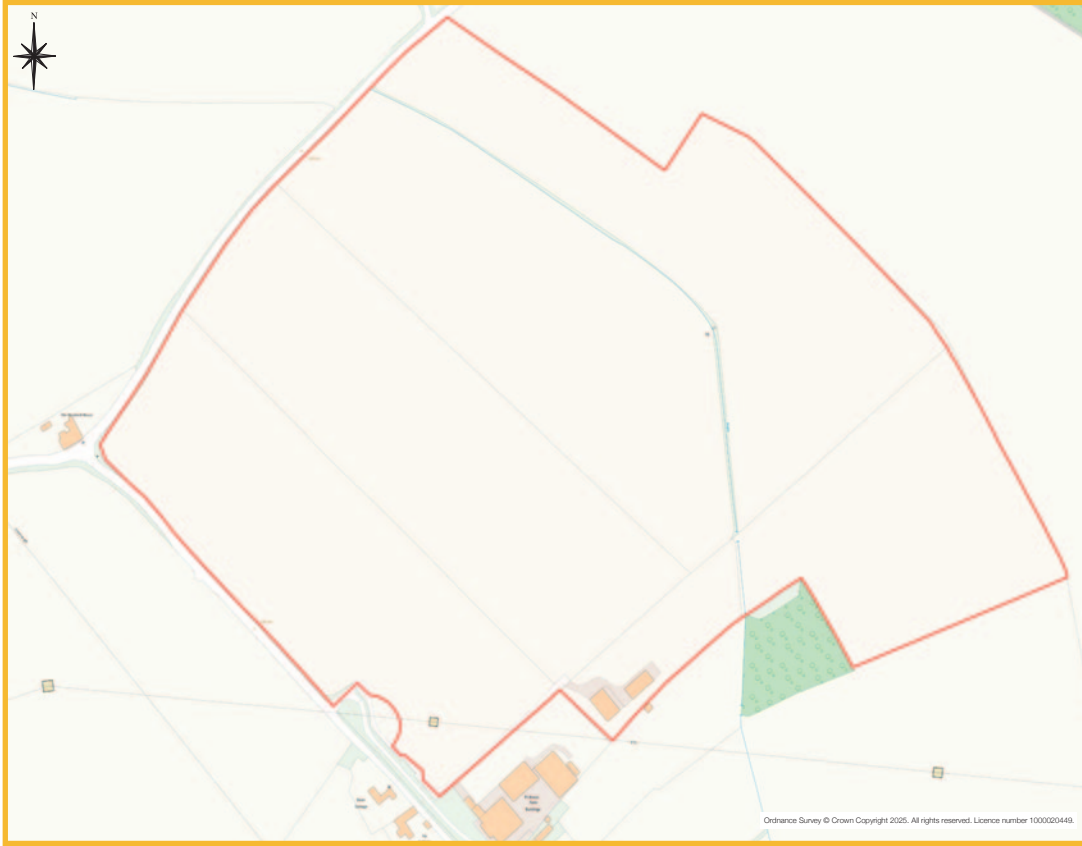
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4. These particulars were prepared in September 2025.

VIEWINGS

All viewings strictly by appointment arranged through the Woolley & Wallis.





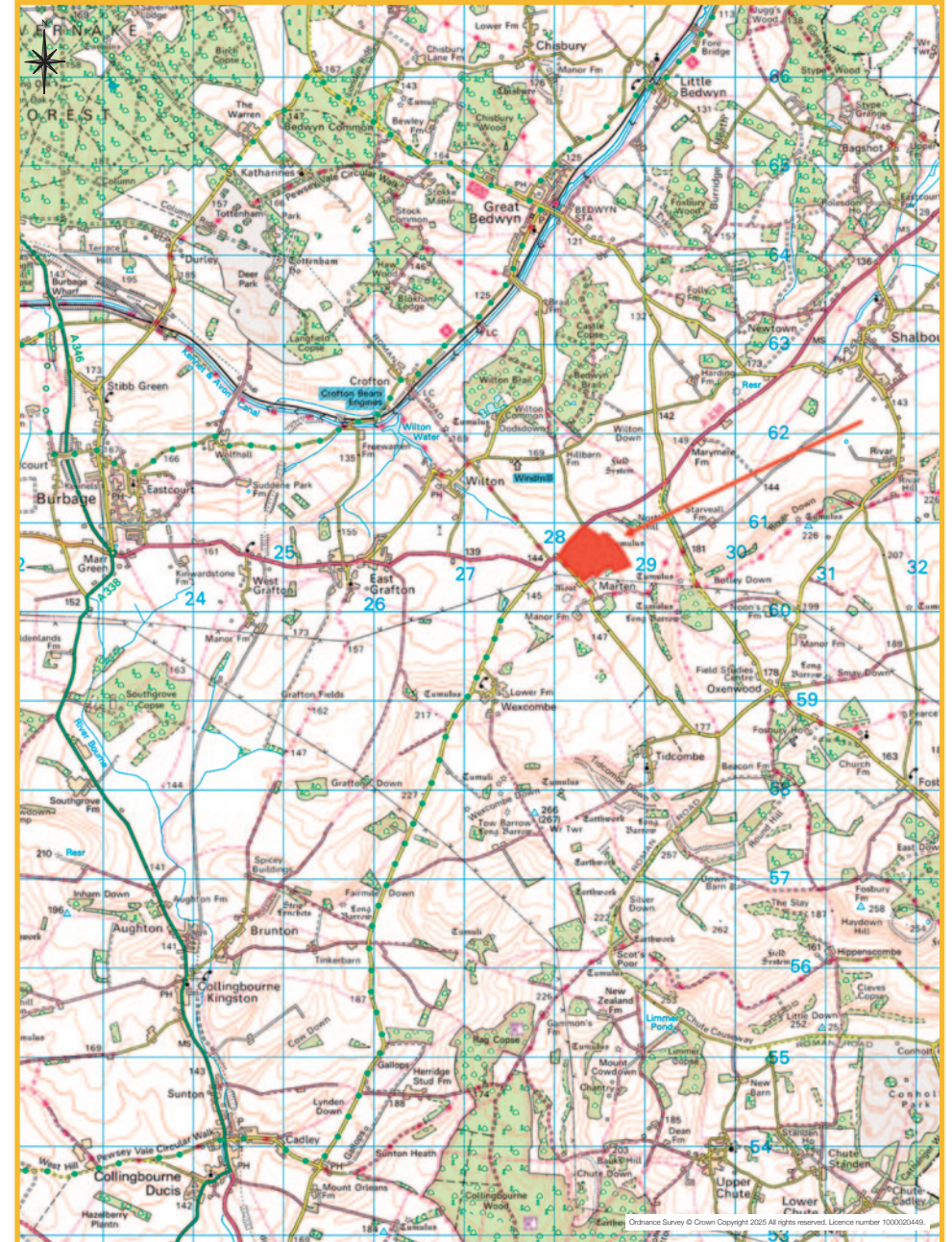
DIRECTIONS

From Marlborough head south on the A346. At the Burbage roundabout take the A338 east towards Hungerford and East Grafton. After approximately 3.5 miles, turn right signposted to Marten. Then take the first entrance on the left hand side.

Turn off the road and continue straight through the gates onto the land and follow the gravel track to the farm buildings.

Nearest Postcode SN8 3SJ

WHAT3WORDS ///rounds.sparkles.mural





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