

LAND OFF DEVIZES ROAD

STRATFORD SUB CASTLE | SALISBURY



**WOOLLEY
& WALLIS**

GUIDE PRICE: £725,000

- Grade III chalk grassland
- Urban fringe location
- Possible natural capital opportunities
- Scope for community/recreational use (STP)
- Converted Millhouse with fishing rights available separately

SITUATION

The land occupies a strategic semi-rural position close to the development boundary of Salisbury City, a principal settlement within southern Wiltshire.

Access is directly off the A360 Devizes Road, an arterial route linking Salisbury to the A303, across Salisbury Plain to Devizes.

The whole of the land falls within the Stratford sub Castle Conservation Area.

A location plan is provided within these particulars.

DESCRIPTION

About 42.08 acres (17.03 hectares) of gently sloping grassland in a compact block. The underlying soil is classified as Grade III and soil association Andover 1 – a shallow well-drained calcareous silty soil over chalk.

The land faces east, rising about 50 metres in elevation from the flood plains of the River Avon up to the A360, with views overlooking the Woodford Valley (north) and Old Sarum (east).

A public footpath runs along (outside) the eastern boundary of the land, which follows the River Avon back to Salisbury through the Avon Valley Nature Reserve and the Salisbury River Park.

The land is being marketed alongside Stratford Mill, a 3000 sq.ft converted millhouse set within grounds approaching 29 acres and with private fishing on the River Avon. Please enquire for further details.



SERVICES

The land benefits from a metered mains water supply connected to a water trough.

WHAT3WORDS

///basher.memo.broadens

VIEWINGS

All viewings strictly by appointment arranged through Woolley & Wallis.

METHOD OF SALE

The land is to be sold by private treaty.

TENURE & POSSESSION

The land is being offered for sale on a freehold basis with vacant possession on completion.

CONTACT

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RIGHTS OF WAY

There are no public rights of way across the land.

The land is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all public or private rights of way, wayleaves, easements and other rights of way affecting the property.

MINERAL & SPORTING RIGHTS

All mineral and sporting rights are understood to be in hand and are included within the sale.

OVERAGE/DEVELOPMENT UPLIFT

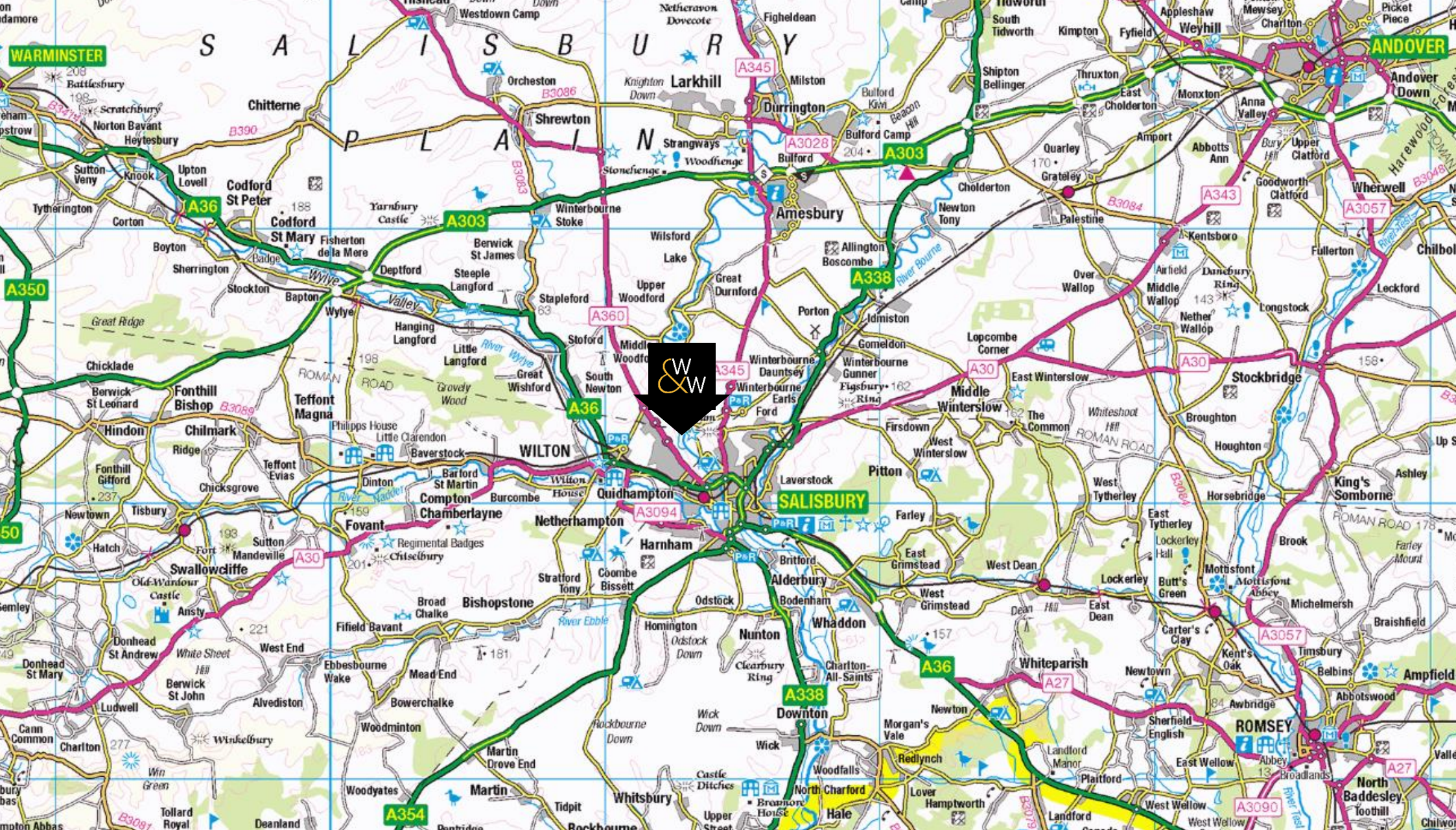
It is proposed the land will be sold subject to a development uplift clause which will run for 30 years. This clause will reserve to the seller 25% of any increase in the value of the land arising from the grant of planning permission for non-agricultural or equestrian development.

FINANCE

Woolley & Wallis Finance Ltd is well positioned to assist prospective buyers obtain specialist finance for rural property. We are agents for AMC and also have good contacts with numerous other lenders who will be able to discuss your requirements in further detail.

ANTI-MONEY LAUNDERING

Woolley & Wallis are legally required to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. Woolley & Wallis use a specialist service called "Guild 365" to perform these checks. This is a service offered to Agents who are members of the Guild of Property Professionals. These checks must be completed before a property is listed for sale and as soon as an offer is accepted (before we send out the Memorandum of Sale). There is a non-refundable fee of £25 + VAT per person. Note: Woolley & Wallis receive a portion of this fee to cover our administration costs in processing these legal checks.



Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Potential tenants must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in July 2026.