

Dear Sir/Madam

Land and Buildings at Winchcombe Farm, Little Sodbury, South Gloucestershire, BS37 6QD

I am pleased to enclose sale particulars of the above property.

The property is offered as a whole or in the suggested lots as follows;

Lot 1 – Buildings and Land totalling 5.40 ha (13.34 ac)

Lot 2 – Land extending to 24.03 ha (59.38 ac)

Lot 3 – Land extending to 13.68 ha (33.80 ac)

The Vendors would consider a sale in lots which vary from those shown on our sale particulars providing that simultaneous transactions are agreed on all parts.

The owner of Winchcombe Farm house shall retain a right of access to maintain, repair, renew and upgrade a private drainage system located in field 9251. The approximate location of the private drainage tank is indicated by an X on the enclosed plan.

I am informed that Grazing Rights also exist which benefit the property. Further details are available upon request.

The property is being marketed with a Guide Price as a whole of **£1,200,000**.

Should you require any further information, please do not hesitate to contact, Harriet Tudor or myself.

Yours faithfully



James North MRICS FAAV MBIAC CEnv

Director

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Enc.

Not to scale

