



Land at Stanton Fitzwarren

Swindon, Wiltshire

**Carter Jonas**



Land at Stanton  
Fitzwarren,  
Swindon,  
Wiltshire,  
SN3 4TG

Well-located parcel of land opposite  
South Marston Business Park.

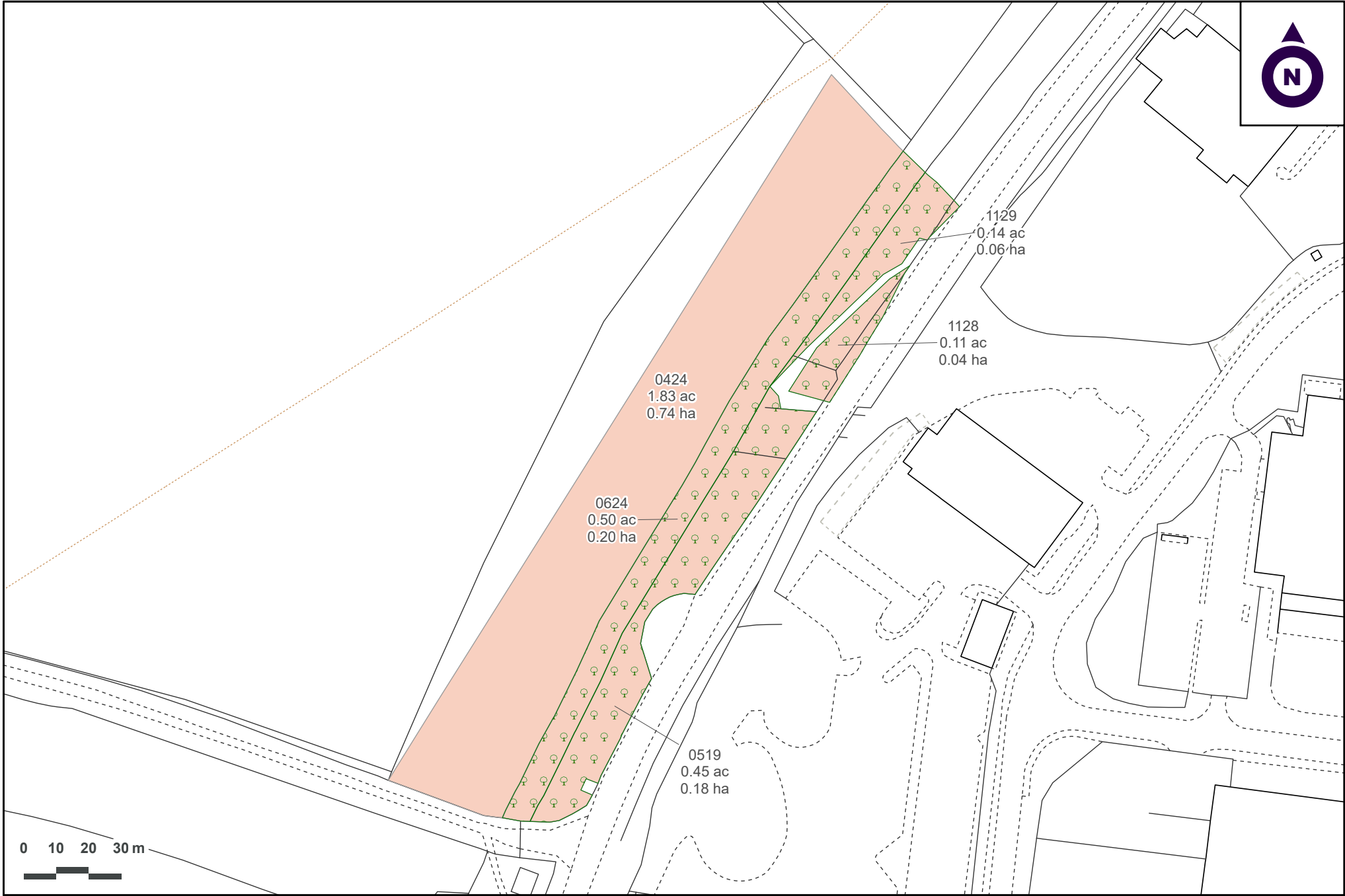
This versatile parcel of pasture presents a variety of opportunities including grazing or amenity and recreational uses.

Situated opposite the South Marston Business Park on the outskirts of Swindon, the land is within close proximity to nearby amenities.

In all extending to about 2.4 acres (0.97 ha)

For sale by Online Auction on 22nd August unless sold prior.

Carter Jonas



**Land**

Extending to some 2.4 acres (0.97 ha) of managed pasture the land has direct frontage onto the A361, it offers high visibility and ease of access for vehicles.

The surrounding area is a mix of industrial parks and also the polar opposite in Stanton Country Park. Essential services with retail outlets are within close proximity. Its position on the edge of a major urban centre also enhances its long-term potential, particularly as Swindon continues to grow outward (subject to planning).

**Location**

Located on the northern fringe of Swindon the land is adjacent to Highworth Road (A361). The site enjoys a semi-rural setting while maintaining excellent connectivity to local infrastructure, being a 7 minute drive from the M4. The property is also located 3 miles from Swindon station, which is on the Great Western Main Line and has direct links into London.

**Amenities**

The land is opposite the Stanton Country Park, providing access to scenic cycling and walking routes through a nature reserve.



## Method of Sale

The property is offered for sale by online auction with guide price\* of £60,000. The property will be sold subject to a reserve price\*\*.

For further information, to register to bid, and review the auction pack, visit [carterjonas.co.uk/property-auctions](http://carterjonas.co.uk/property-auctions).

\* The guide price is the minimum price at which the seller is prepared to sell at the date of publication.

\*\* The reserve price is the minimum price at which the auctioneer is authorised by the seller to sell the lot at auction. The lot may be sold to the highest bidder at or above the reserve price but the auctioneer is not authorised to sell at a figure below the reserve price. Both the guide price and the reserve price are subject to change.

Potential purchasers should ensure that they register their interest in the property and regularly check for updated information regarding the property, including changes to the guide price.

## Tenure & Possession

Freehold with vacant possession on completion.

## Overage

The property is sold subject to an overage reserving 25% of the increase in value attributable to a planning consent for a period of 25 years from completion. For the avoidance of doubt payment will be triggered on either implementation of, or disposal of the property with the benefit of the consent.

## Services

The selling agents are not aware that services are connected.

## Wayleaves Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

## Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

## Sporting Timber & Mineral Rights

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

## Local Authority

Swindon Borough Council  
<https://www.swindon.gov.uk>

## Viewings

Viewings are by appointment only by contacting the sole selling agents Carter Jonas, Oxford.

## Directions

Heading North from Swindon on the A419, take the exit where Highworth Road intersects. Continue following this road until you reach Kingsdown Lane.



/// whoever.laughes.smiles



## Oxford

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## Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.



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