

# MELFORT

STRATEGIC LAND



**Land on West side of Drove Lane,  
Market Lavington  
Devizes,  
Wiltshire  
SN10 4NT**

**5.187 acres (2.099 hectares)**

The land is level, free of constraint and comprises of an enclosed field currently used for horse grazing with a direct access off Drove Lane.

- Strategic development land opportunity
- Local service centre
- Range of services – shops, pubs, surgery, library, places of worship, nursing home & museum
- Good level of facilities, clubs & societies
- Secondary and Primary school
- Good transport links
- 5 miles to Devizes

Inviting option / promotion agreement proposals

**T : 01749 467009 M : 07876 197522 E : [info@melfortstrategicland.co.uk](mailto:info@melfortstrategicland.co.uk)**

**[www.melfortstrategicland.co.uk](http://www.melfortstrategicland.co.uk)**

Melfort Strategic Land Limited Redland House 157 Redland Road Redland Bristol BS6 6YE

**Tenure and Possession** The seller owns the freehold (title absolute) of the land being offered for sale and is registered with the Land Registry under title number: WT157648

**Method of Sale** We are seeking offers on a conditional basis by way of an option or promotion.

**Bid to include**

- Percentage
- Length of agreement
- Any deductibles and or cost caps
- Minimum price
- Premium to landowner
- Contribution to costs of landowner

**Viewing:** Please contact Melfort Strategic Land to arrange a viewing

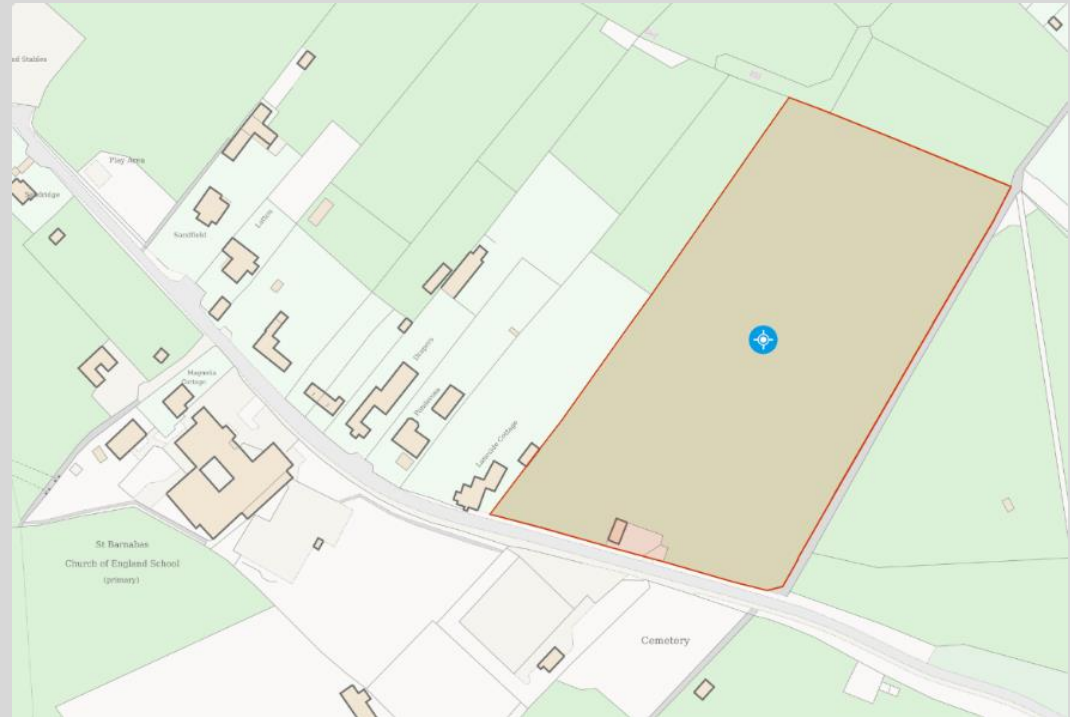
**Jeremy Pym** 07968 772751  
jeremy@melfortstrategicland.co.uk

**Cameron Gray** 07876 1975222  
cameron@melfortstrategicland.co.uk

**Melfort Fees**

For the introduction and or negotiation of land or property a fee of 2.5% plus VAT of the contract price will be paid by the purchaser to Melfort.

The purchaser will be invoiced on exchange of contracts or signing of the option/promotion agreement for 25% of the agreed fee plus VAT. The balance will be due on completion.



**IMPORTANT NOTICE.** For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey on the property.