

Swillbrook Farm

Swillbrook, Malmesbury, Wiltshire SN16 9GA



MOORE ALLEN
& INNOCENT





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Cirencester 7 miles, Malmesbury 8 miles, Swindon 16 miles,
Cheltenham 21 miles, Oxford 40 miles, Bath 30 miles, London 93 miles,
Kemble Railway Station 5 miles (London, Paddington 75 minutes),
M4 (Junc. 16) 10 miles
(all distances & times approximate)

A beautifully situated and private grassland farm
in a delightful landscape with considerable amenity
and sporting appeal

- Charming period farmhouse, recently refurbished
- 2 reception rooms, 4 bedrooms, 3 bathrooms
- Planning permission to extend
- 2 pairs of 3 bedroom semi-detached cottages
- Range of farm buildings and stables
- Environmentally managed farmland - 280 acres
- Frontage to the River Swillbrook
- On the Gloucestershire / Wiltshire border

In all about 295.62 acres (119.64 hectares)
For sale by private treaty as a whole

**MOORE ALLEN
& INNOCENT**

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Situation

Although Swillbrook Farm is situated in delightful, unspoilt countryside, communications are good. Cirencester (7 miles to the North) and Malmesbury (8 miles to the South West) each provide an excellent range of shopping and other day to day facilities. More extensive facilities are available in Swindon (16 miles) which also provides a main line railway station, putting London (Paddington) within about one hour's travelling distance. Regular train services are also available from Kemble (5 miles). The nearby A417/A419 dual carriageway connects with the M4 and M5 Motorways.

There are many recreational opportunities available in the area. Swillbrook Farm is a major centre for the VWH Hunt. There is polo at Cirencester Park, Edgeworth and Westonbirt, golf at South Cerney and Cirencester, and racing at Cheltenham, Bath and Newbury. The Cotswold Water Park is only a short distance. Schooling in the area is excellent, with a number of private schools within daily driving distance including Westonbirt, Beaudesert, Pinewood, Marlborough, St Mary's, Calne and the Cheltenham Colleges.

The Property

Swillbrook Farm is situated in a private and secluded position, bounded by delightful countryside. The small hamlet of Swillbrook is approached over a quiet lane running between Somerford Keynes (1 mile to the North) and Minety (1 mile to the South) on the Gloucestershire/ Wiltshire border. The farm has a long drive which leads to the farmhouse, two pairs of semi-detached cottages, the farm buildings and stables, all of which are located towards the centre of the farm.





Swillbrook Farmhouse

The farmhouse is a charming period, detached dwelling traditionally constructed of Cotswold stone elevations under a pitched roof mainly covered in Cotswold slate tiles. The house is situated in the centre of the farm from where there are wonderful views across its own land. It has recently been fully refurbished to a high standard and is presented in immaculate order.

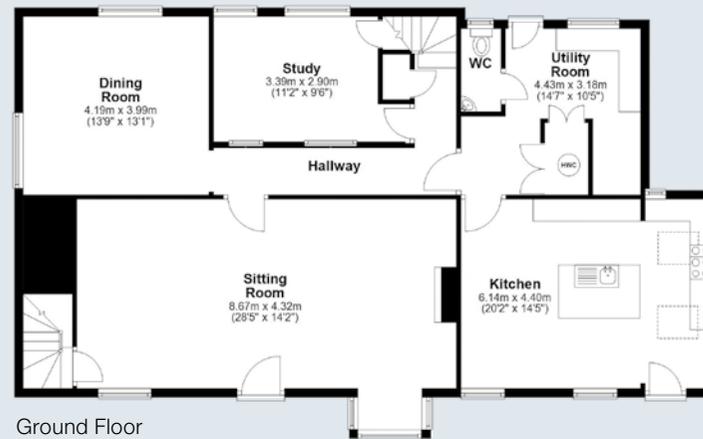
There is plentiful parking to the side of the house from where a path leads to a garden door which opens into the sitting room. This is a delightful room with exposed beams, an open fireplace with a Cotswold stone surround and a beam over, and a window seat. A door leads to the rear staircase. A further door leads to the inner hallway from which runs the main staircase. There is a dining room and a study off the hallway, which also leads to the kitchen. This room has formed a major living room for the Owner's family for a great many years, but has now been fully upgraded with a new range of base and wall units and an island unit. The room has exposed beams and a garden door. To the rear of the house there is a utility room / rear hallway containing a range of base units with a single drainer sink, the oil-fired central heating boiler and an airing cupboard containing the Joule hot water pressure tank. A door leads to the rear garden and to one side is a cloak room.

On the first floor, a large landing contains a range of hanging cupboards and book shelves. There is a bedroom with a hanging cupboard and a family bathroom with a suite of bath, wash hand basin and wc. A master bedroom suite has beautiful southerly views. The bedroom has two hanging cupboards and the en-suite contains an integral shower unit, double wash hand basins and a wc.

The rear staircase gives access to the second floor, which is ideal for children or as a guest suite. All of the rooms are under eaves and comprise a large landing with a hanging cupboard, two bedrooms and a family bathroom containing a suite of bath, wash hand basin and wc.

Wiltshire Council granted planning consent on 17th July, 2017 for the erection of a two storey extension to the rear of the farmhouse to provide a ground floor en-suite bedroom and two further bedrooms on the first floor. It is understood that the consent has been implemented by the construction of footings. Further details are available from the Selling Agents.

Swillbrook Farmhouse



Ground Floor



First Floor



Second Floor



Office

Total Approx Floor Area 299.0 sq.m. (3218.2 sq.ft.)
NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY



Outside

The house stands in attractive gardens to the front and rear, bounded by walling. The gardens comprise lawns and flower borders together with terraced areas. A garden room is contained within a detached outbuilding of stone construction behind the house.

Stabling

To the side of the house there is a courtyard, recently resurfaced in gravel, bounded by a useful range of buildings and garaging.

To the eastern side of the house there is a range of stabling comprising three loose boxes, a tack room and two stores. Adjoining these are three further loose boxes opening onto concrete yards and a fodder barn (30' x 20') of two bay, steel portal frame construction. Opposite, there is an outdoor manege bounded by post and rail fencing.



Numbers 1, 2, 3 and 4 Swillbrook Farm Cottages

Numbers 1 & 2 Cottages

A pair of semi-detached cottages constructed of rendered brick elevations under pitched, concrete tile roofs with small flat roof extensions to the rear. They have the benefit of upvc windows throughout and oil fired central heating. Each cottage has a sitting room, kitchen, rear lobby and cloakroom on the ground floor with a landing, three bedrooms and a bathroom on the first floor.

Outside, each cottage stands in an area of gardens mainly laid to lawns situated to the front and rear of each property.

Numbers 3 & 4 Cottages

A pair of semi-detached cottages situated beyond Numbers 1 and 2, constructed of rendered and pebble dashed stone under blue slate roofs with flat roof extensions to either side. They benefit from upvc windows throughout and oil fired central heating.

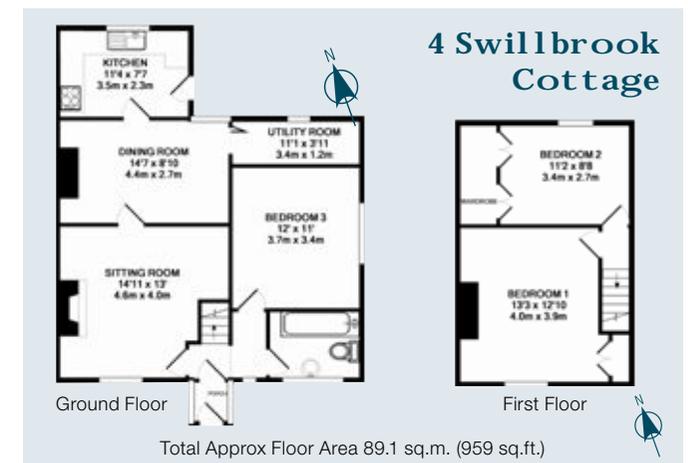
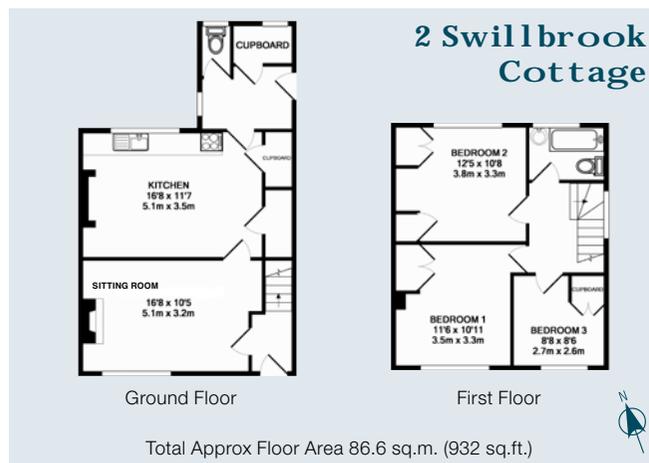
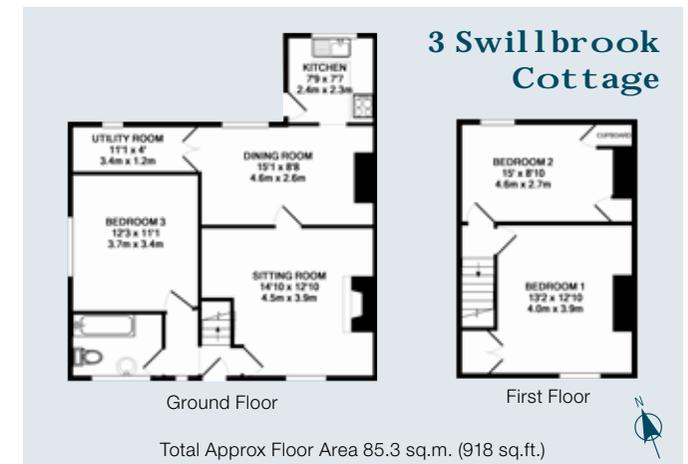
The accommodation in each cottage comprises a sitting room, dining room, kitchen, utility room and a ground floor bathroom and bedroom. On the first floor there are two further bedrooms.

Outside, each cottage stands in an area of gardens and grounds mainly laid to lawns, situated to the front and rear. Each cottage has a garden shed and the garden of Number 4 has been extended on its eastern side.



1 & 2 Cottages

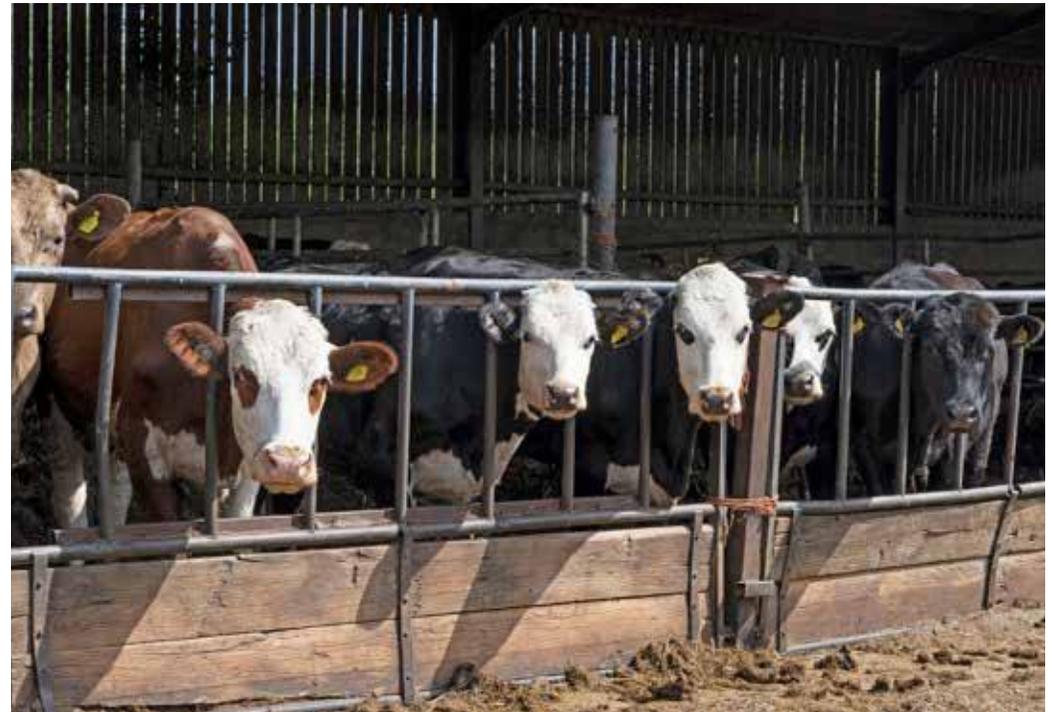
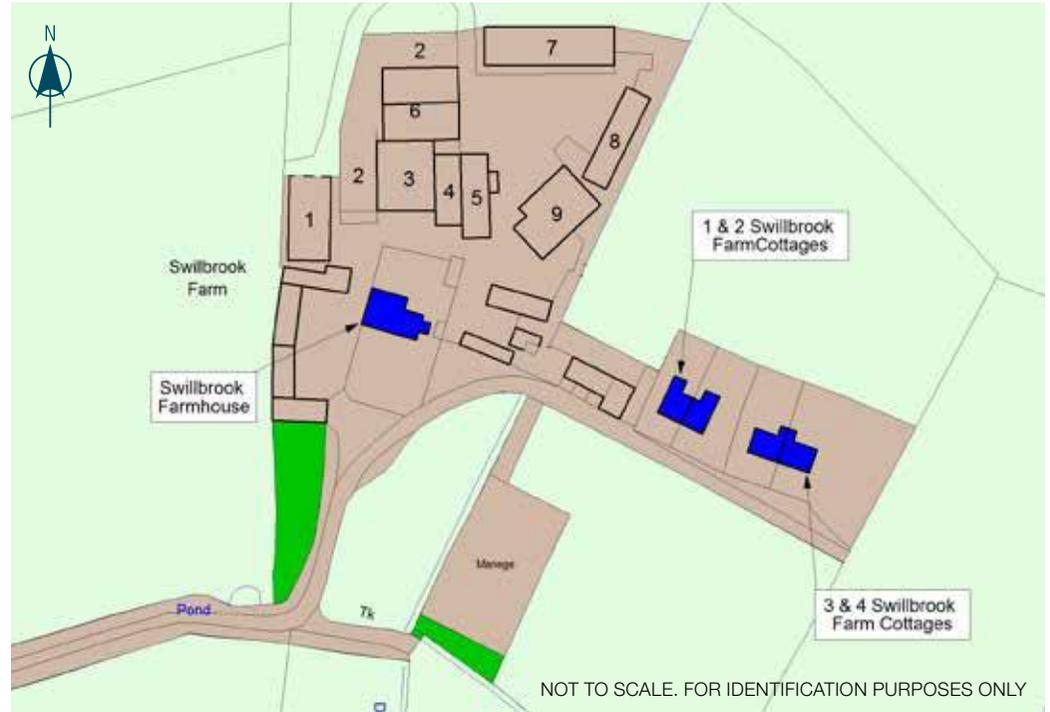
3 & 4 Cottages



The Farm Buildings

The buildings are situated to the rear of the farmhouse and comprise a useful range of structures, mainly utilised for livestock housing and fodder storage. They are shown numbered on the buildings plan as follows:

1. 4 bay **Dutch barn** and lean-to (60' x 24'), utilised for fodder storage.
2. Two **muck compounds**.
3. 4 bay **cattle yard** (60' x 45') of steel portal frame construction with concrete floor and cattle feed barriers to the front.
4. 4 bay **Dutch barn** (60' x 25'), utilised as a cattle building.
5. 5 bay **Dutch barn** (75' x 25"), utilised as a cattle building with a store at one end.
6. Two adjoining 6 bay **cattle yards** (67'x 53' total), of steel frame construction, clad with concrete block and with concrete floors.
7. 6 bay, open fronted **cattle yard** (120' x 35') of steel portal frame construction, clad with concrete block and Yorkshire boarding. Concrete floor. Internal stock divisions.
8. 6 bay **Dutch barn** (90' x 25'), open sided, utilised for fodder storage.
9. Range of **pole barns**.





The Farmland

The farmland is all in permanent grass and extends to 275.31 acres (111.43 hectares).

The land lies within a ring fence in a beautiful setting. The field enclosures are mainly bounded by neatly trimmed hedges and post and wire stock fencing. There are numerous mature hedgerow trees, mainly oak. Most of the fields have access to water troughs. The land is reasonably level, rising to the south and falling to the River Swillbrook on the northern boundary. Access to the field enclosures is either from the entrance drive or from a track that runs in an easterly direction from the farm buildings as far as Rigsby's Lane.

The land is classified as Grade 3. The soils mainly comprise a deep productive loam, with some lighter soils over gravel deposits adjoining the River Swillbrook. Field 4172 is registered as a Site of Special Scientific Interest. The farm has been managed under Countryside Stewardship agreements for many years, and very little artificial fertiliser or chemicals have been applied. The farm is a haven for flora and fauna.

In addition to the farmland, there is 10.83 acres (4.39 hectares) of woodland in a number of small plantations, the largest of which runs along part of the bank of the River Swillbrook.

There is considerable sporting appeal. The farm is a favourite venue for the VWH Hunt (two previous owners have been Masters), with the trimmed hedges providing an exceptional equestrian challenge. A small family shoot has been run in recent years, there are a number of ponds and there is potential for fishing on the River Swillbrook.







NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY



Directions

Swillbrook Farm is situated about midway between the villages of Somerford Keynes (in Gloucestershire) and Minety (in Wiltshire). If approaching from Cirencester, take the A419 dual carriageway in a south-westerly direction signposted for Swindon. If approaching from Swindon, take the A419 in a north-westerly direction signposted for Cirencester. From both directions, take the turning onto the B4696 signposted for Ashton Keynes and Oaksey. At Ashton Keynes, continue straight over the crossroads and continue for a further 1½ miles before taking the turning on the left signposted for Minety. Follow the lane for about one mile and Swillbrook Farm will be found signposted on the left hand side.

If approaching from Minety village off the B4040 road, take the turning into the village and on reaching the top of the hill where the road bears left, take the next turning right signposted for Somerford Keynes. Follow the road under the railway bridge and the turning into Swillbrook Farm will be found on the right after about one mile.

The postcode is SN16 9GA.



METHOD OF SALE:

The property is freehold and is offered for sale by private treaty as a whole.

VIEWING:

Strictly by prior appointment through the Selling Agents (01285 648115).

FIXTURES AND FITTINGS:

Those fixtures and fittings not mentioned in the sale particulars are not included in the sale.

SERVICES:

- **Electricity:** Mains electricity is connected to the dwellings and to some of the farm buildings.
- **Water:** Mains metered water is supplied to the dwellings, some of the farm buildings and to water troughs supplying the land.
- **Drainage:** The dwellings all have private tank drainage systems.
- **Heating:** The farmhouse and the cottages each have oil-fired central heating systems.

LOCAL AUTHORITY:

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER. Tel: 01249 706111.

COUNCIL TAX:

- Swillbrook Farmhouse: Band G.
- Numbers 1 to 4 Swillbrook Farm Cottages: Each Band B.

TOWN AND COUNTRY PLANNING:

- None of the buildings are listed.
- Full planning consent was granted by Wiltshire Council on 17th July, 2017 for "Erection of new two storey extension to rear (of farmhouse) with associated repairs and improvements". Ref. 17/04932/FUL. Copies of the planning consent and approved plans are available from the Selling Agents. The permission has been implemented by the construction of the footings.
- A public bridleway and 2 public footpaths cross the property.
- Field 4172 is registered as a Site of Special Scientific Interest (see below).

LAND EXCHANGE:

Fields 4172 and 5856 were obtained by the Sellers immediately prior to marketing commencing in exchange for Field 4449. The Land Registry titles are being updated.

TENURE AND POSSESSION:

The property is offered for sale by private treaty as a whole, with vacant possession on completion, subject to the following:

- Each of the cottages is let under Assured Shorthold Tenancy Agreements.
- The farmland is occupied under temporary licence agreements which will be terminated prior to completion.

Further details are available from the Selling Agents.

INGOING VALUATION:

There will be no ingoing valuation of growing crops. Any forage in store may be purchased at market value in addition to the sale price. Holdover may be required to allow the Graziers to complete the fodder harvest.

BASIC PAYMENT SCHEME:

The farmland is registered with 111.1197 Non SDA entitlements under the Basic Payment Scheme. The payment for the Basic Payment in the 2019 scheme year has been claimed and will be retained by the Sellers. The Sellers will use their reasonable endeavours to transfer the registered entitlements to the buyer after completion at no extra cost, if required.

ENVIRONMENTAL SCHEME:

The farmland is entered into a Countryside Stewardship Agreement with Natural England which commenced on 1st January, 2018 for a term of 5 years. Under the Agreement, grants of up to £7,444 per annum are payable for certain environmental land management practises. Further details are available from the Selling Agents.

WOODLAND GRANT SCHEME:

3.16 hectares of woodland adjoining the River Swillbrook was planted in 1990 under the terms of a Forestry Commission Farm Woodland Grant Scheme. Annual payments are made by the Forestry Commission over a period of 30 years from the date of planting at a rate of £200 per hectare (£632 per annum).

SITE OF SPECIAL SCIENTIFIC INTEREST:

Field 4172, "Acres Farm Meadow", is registered as an SSSI under Section 28 of the Wildlife and Countryside Act 1981. It is described as "a herb rich hay meadow surrounded by a tall, species rich hedge. The meadow is representative of a nationally important habitat which has largely been lost due to the intensification in methods practised in modern farming operations". The former ridge and furrows are believed to be of mediaeval origin. Management practises on the field are regulated by Natural England. Further information is available from the Selling Agents.

SPORTING AND TIMBER:

The sporting rights and standing timber, as far as they are owned, are included in the sale. Swillbrook Farm lies in the heart of the VWH Hunt country. A small family shoot has been run on the farm.

MINERALS:

The ownership of any minerals contained within the property will be retained by the Sellers, but with no right of access for investigation, extraction or any other purpose.

DATA ROOM:

Further information about the property is available in a data room. Please contact the Selling Agents for the login details.

SELLERS' SOLICITOR:

Messrs Sewell Mullings Logie LLP, 7 Dollar Street, Cirencester, Gloucestershire GL7 2AS. Telephone: 01285 650000.

SALE PLAN AND PARTICULARS:

Moore Allen & Innocent LLP for themselves and for the Sellers of this property, whose Agents they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending buyers and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, areas, references to condition and necessary permission for use and occupation, and the other details, are given in good faith and are believed to be correct, but any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Moore Allen & Innocent LLP has any authority to make or give any representation or warranty whatsoever in relation to the property;
- no responsibility can be accepted for any expenses incurred by intending buyers or their agents;
- while we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance.

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