

HUNDRED ACRES FARM

Sopworth, Chippenham, Wiltshire SN14 6PP



LAND & DEVELOPMENT

SITUATION

Hundred Acres Farm is situated in open countryside between the idyllic rural Cotswold villages of Sopworth and Sherston. The nearby market towns of Malmesbury and Tetbury provide most of the day to day shopping and other requirements. More extensive facilities are available in Bath and Chippenham. Travelling connections are excellent with the M4, Junction 17 about 8 miles distant and Junction 18 about 9 miles.

There is an excellent choice of schools and colleges in the area, including Sherston C of E Primary School, Westonbirt School and the Royal Agricultural University at Cirencester.

Recreational opportunities in the area including Bath Racecourse, Badminton Horse Trials, polo at Westonbirt, hunting with the Beaufort Hunt and a good availability of golf courses, shooting and equestrian facilities.





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Malmesbury 6 miles, Tetbury 7 miles, Chippenham 13 miles,
Cirencester 18 miles, Bath 20 miles
(*all distances approximate*)

A small mixed farm with a Cotswold stone house, tythe barn and farmland

Historically known as Hundred Acres Farm
Extending in all about 26.68 acres (10.79 hectares)

A rare and unique opportunity to acquire a pretty period property in need of extensive modernisation in the heart of the Duke of Beaufort's Hunt country.

For sale by Informal Tender
12 Noon on Thursday 14th October, 2021



LAND & DEVELOPMENT

GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.

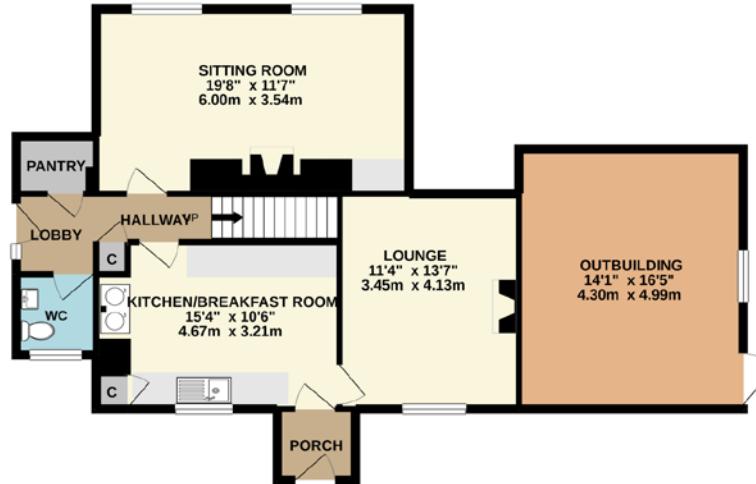
1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.

THE FARMHOUSE

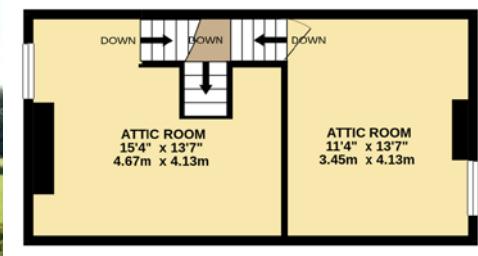
Hundred Acres Farmhouse is constructed of Cotswold stone and blockwork elevations under a pitched Cotswold slate roof. The accommodation comprises a lounge, kitchen/ breakfast room, three bedrooms, a bathroom and two attic rooms.

The house is in need of modernisation and has the potential to be further extended, subject to planning.

The house is approached over a private concrete drive and is surrounded by open farmland bounded by Cotswold stone walls and post and rail fencing. The garden is laid to lawn with a number of mature trees and a working well.



2ND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



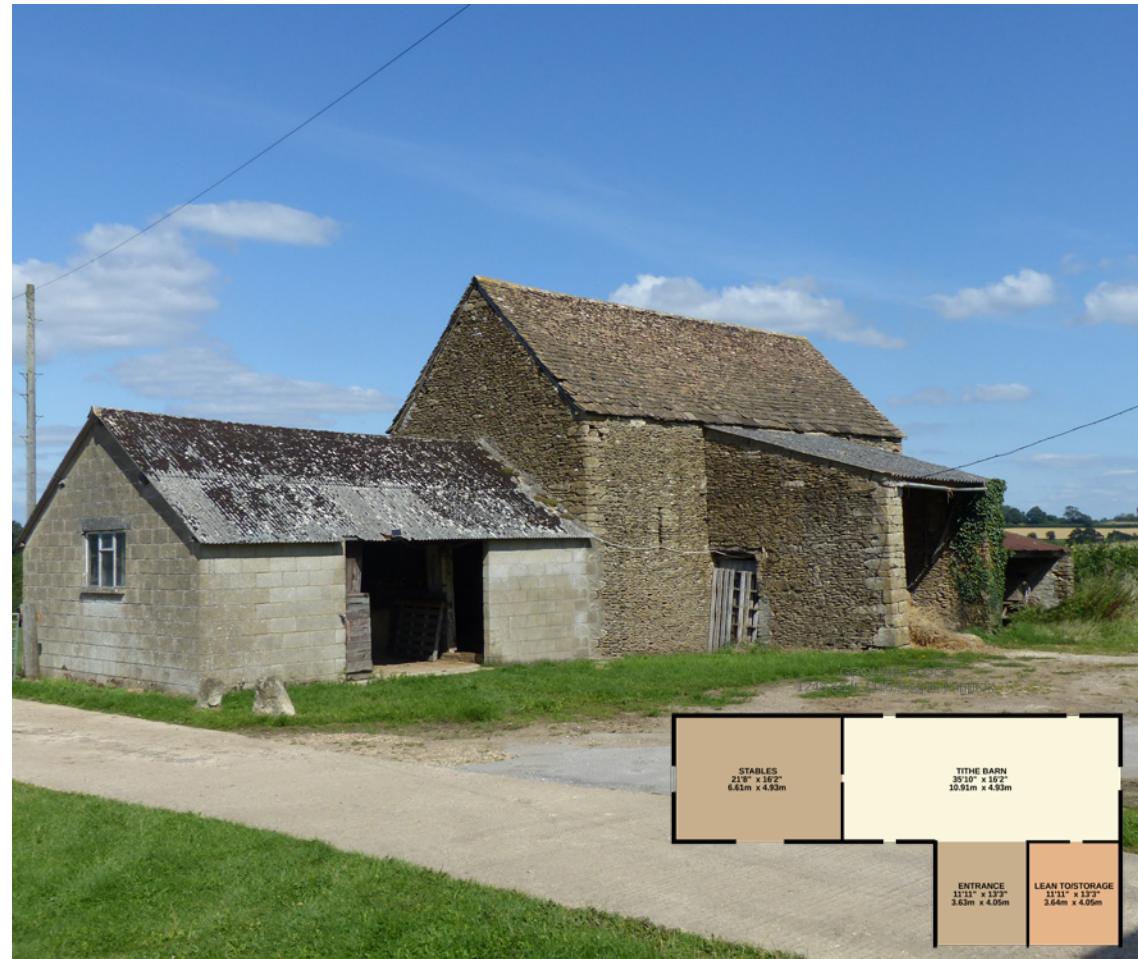


THE BUILDINGS

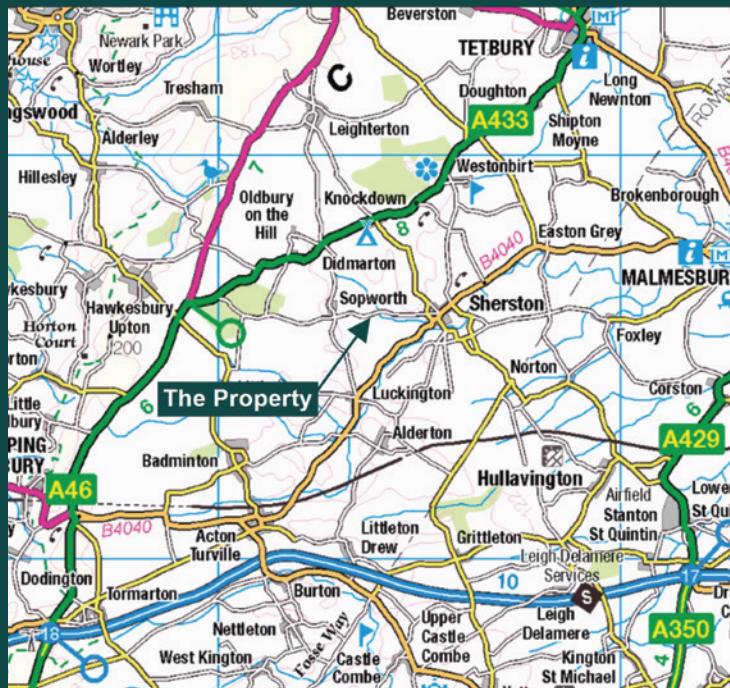
1. A tythe barn constructed of natural stone elevations under a pitched concrete Cotswold slate roof. To the side is a blockwork extension utilised as loose box stabling. The tythe barn has the potential to be converted to a house, subject to planning.
2. A pigsty constructed of natural stone elevations under a corrugated tin pitched roof.
3. A 4-bay pole barn under a corrugated metal tin roof.
4. A number of derelict and semi derelict buildings.

THE LAND

The land comprises gently sloping farmland, pasture fields and pony paddocks. All of the field enclosures are mainly bounded by mature stockproof hedges. The pasture fields are mown each year for silage. One of the pony paddocks is connected to mains water. The arable fields are planted to maize. On the Agricultural Land Classification plan, the land is shown as being Grade 3.



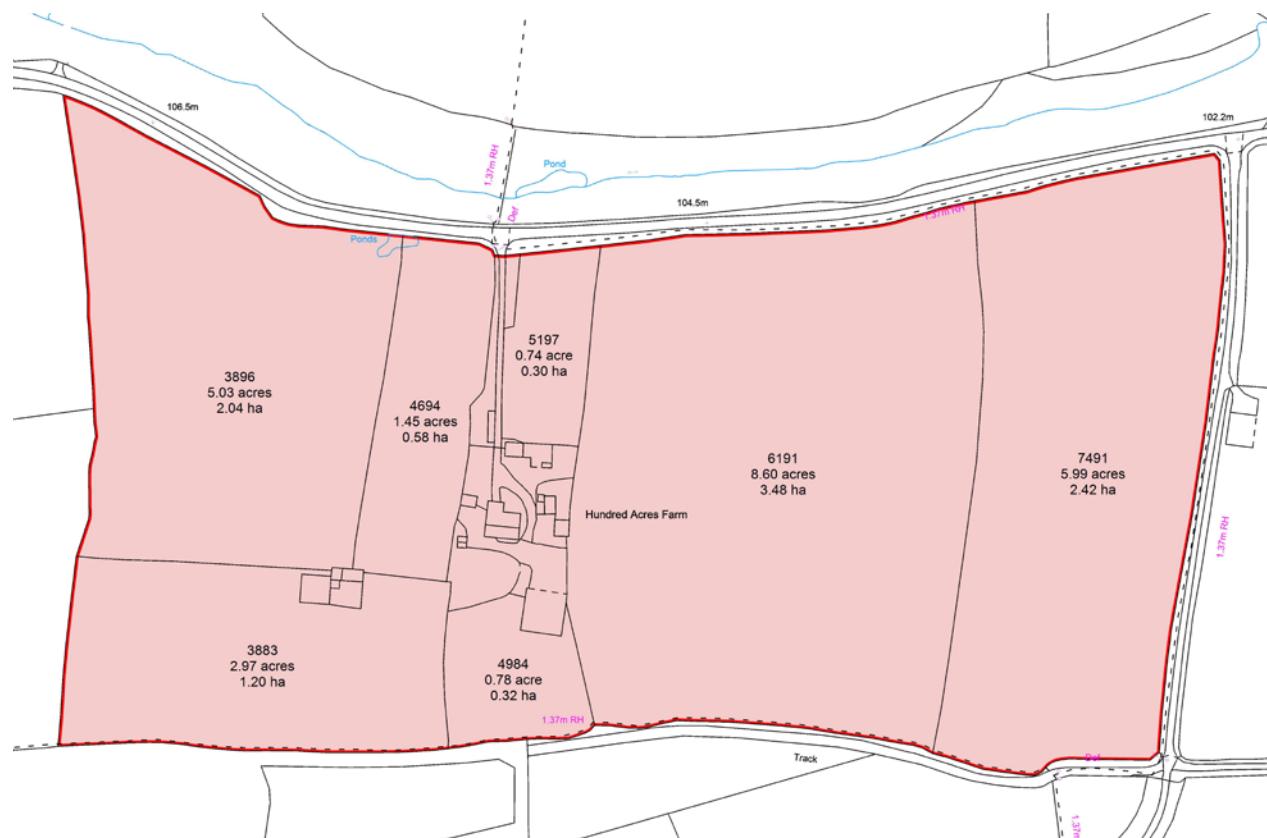
LOCATION PLAN



DIRECTIONS

As you enter Sherston from Malmesbury turn right onto Court Street opposite the Rattlebone Inn. At the crossroads turn left heading in a westerly direction signposted to the village of Sopworth. Shortly after crossing a bridge over the River Avon the property will be found on the left-hand side.

From the M4 motorway, Junction 18, head in a northerly direction on the A46 Bath Road towards Stroud. After approximately 8 miles bear right onto the A433. Within 0.5 mile take the turning right towards the village of Sopworth. At the crossroads head straight over signposted to Sherston. Within 0.5 mile the property will be found on the right-hand side.



METHOD OF SALE

The property is freehold with vacant possession on completion. The property is offered for sale by informal tender. Prospective buyers are invited to submit offers to AJW Land & Development Ltd by **12 Noon on Thursday 14th October, 2021**. Written offers should be submitted in a sealed envelope and sent to AJW Land & Development Ltd, Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES and titled "For the attention of Mr. A.J. Wright – Hundred Acres Farm, Sopworth." Emailed offers should be sent to anthony@ajwlanddevelopment.co.uk.

VIEWING

Strictly by prior appointment through the Selling Agents (01666 318 992).

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 Farmhouse.

Water: Mains metered water is connected to the Farmhouse and one of the paddocks. The water meter is located in the verge of the highway to Luckington.

Drainage: The Farmhouse has a private tank drainage system.

Heating: Part of the Farmhouse is heated through a solid fuel system.

CLEARANCE

Any remaining old farm machinery or debris will not be removed by the Seller following completion. The property will be purchased as seen.

INGOING VALUATION

There will be no ingoing valuation of any nature.

TOWN AND COUNTRY PLANNING

- The farmhouse and buildings are not listed.
- The property is situated within the Cotswolds Area of Outstanding Natural Beauty.



BASIC PAYMENT SCHEME

The farmland is registered with 10.97 units of NON-SDA Entitlements under the Basic Payment scheme. The Payment for the 2021 scheme year has been claimed and will be retained by the Sellers. The registered entitlements will be transferred to the buyer upon completion, if required.

SPORTING, TIMBER & MINERALS

The sporting rights, timber and minerals, as far as they are owned, are included within the sale.

SELLER'S SOLICITOR

Loxley Solicitors, Langford Mill, Charfield Road, Kingswood, Wotton-under-Edge GL12 8RL. Tel: 01453 700620. For the attention of Ms. Lucy Wiggins.

LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER. Tel: 0300 4560 1000.

COUNCIL TAX

Hundred Acres Farmhouse is registered in Band "F" for the Council Tax. The payment for 2021/22 is £2,754.00.

RIGHTS AND EASEMENTS

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreement if any affecting the same.

**Old Barn, Rodbourne Rail Farm, Rodbourne,
Malmesbury, Wiltshire SN16 0ES.**
anthony@ajwlanddevelopment.co.uk
www.ajwlanddevelopment.co.uk
01666 318 992 07552 044 742



LAND & DEVELOPMENT

These particulars are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. In line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Particulars created: August 2021.