

# TYNING FARM

Cotmarsh, Broad Town, Royal Wootton Bassett, Wiltshire SN4 7RA



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MOORE ALLEN  
— & INNOCENT —

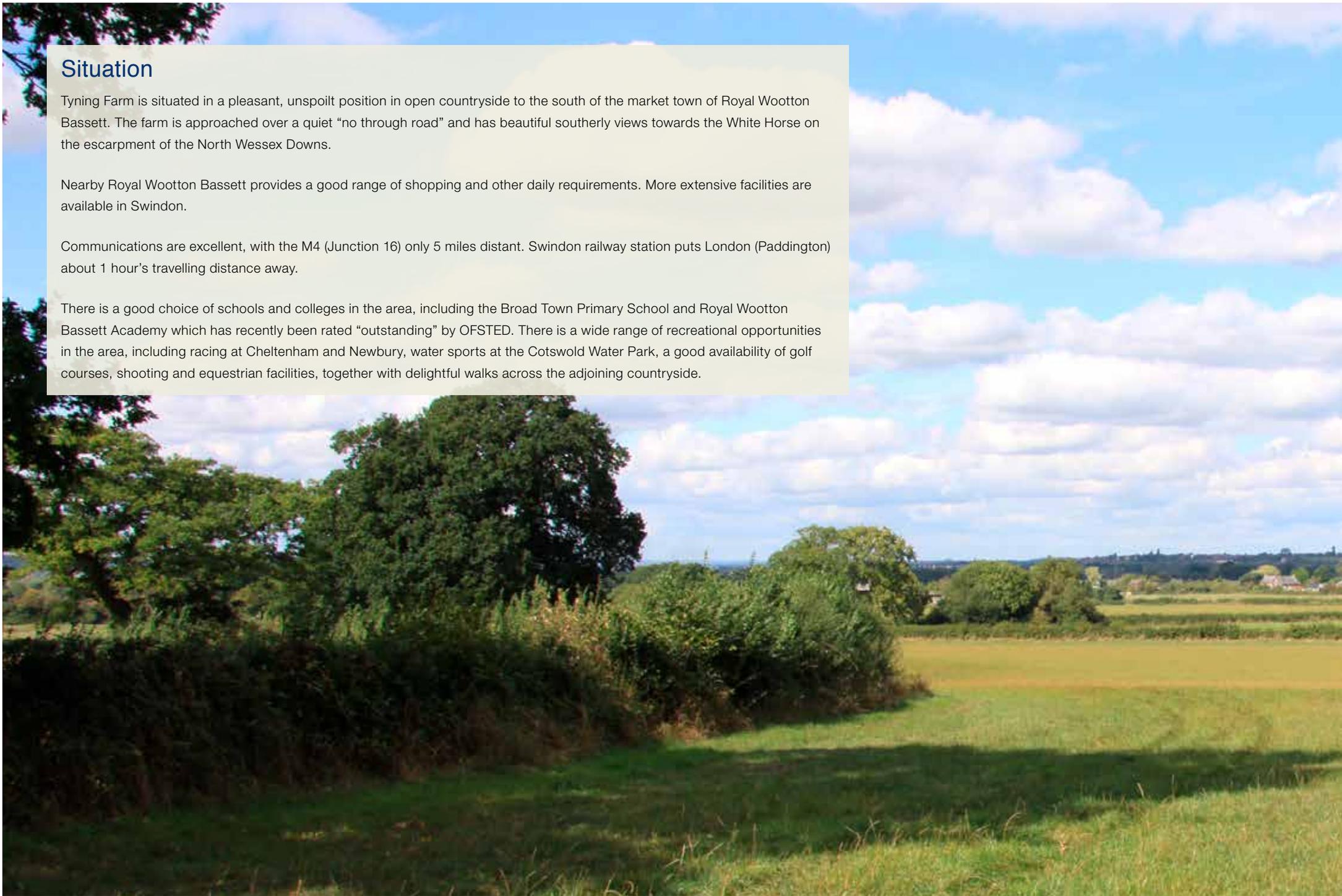
## Situation

Tynning Farm is situated in a pleasant, unspoilt position in open countryside to the south of the market town of Royal Wootton Bassett. The farm is approached over a quiet “no through road” and has beautiful southerly views towards the White Horse on the escarpment of the North Wessex Downs.

Nearby Royal Wootton Bassett provides a good range of shopping and other daily requirements. More extensive facilities are available in Swindon.

Communications are excellent, with the M4 (Junction 16) only 5 miles distant. Swindon railway station puts London (Paddington) about 1 hour’s travelling distance away.

There is a good choice of schools and colleges in the area, including the Broad Town Primary School and Royal Wootton Bassett Academy which has recently been rated “outstanding” by OFSTED. There is a wide range of recreational opportunities in the area, including racing at Cheltenham and Newbury, water sports at the Cotswold Water Park, a good availability of golf courses, shooting and equestrian facilities, together with delightful walks across the adjoining countryside.





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Royal Wootton Bassett 3 miles, Swindon 9 miles, Marlborough 11 miles,  
M4 (Junc 16) 5 miles, Swindon Railway Station 9 miles  
(London, Paddington 60 mins)  
*(all distances & times approximate)*

## An attractive grassland farm in a quiet rural location

### Lot 1

Farmhouse with 3 reception rooms & 4 bedrooms,  
in need of modernisation  
Useful range of livestock & fodder storage buildings  
Productive pastureland in a pretty setting

### Lot 2

Farm buildings with potential for Class Q residential conversion

### Lot 3

Off lying pasture field: 14.30 acres

**In all about 152.02 acres (61.53 hectares)**

FOR SALE BY PRIVATE TREATY  
as a whole or in up to 3 lots

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## The Property

Tynning Farm comprises a farmhouse, a good range of farm buildings and farmland in a ring fence. There is a farm building with potential for conversion to residential use under "Class Q" permitted development rights. In addition, there is an off lying field which is being offered as a separate lot, known as Goldborough Field.

### LOT 1 Tynning Farm

**137.42 acres (55.62 hectares)**

*(coloured pink on the sale plan)*

Lot 1 forms the main part of Tynning Farm, which comprises the farmhouse, a range of farm buildings and 135.22 acres of pastureland.

#### TYNING FARMHOUSE

The farmhouse is situated on the northwest corner of the property, adjacent to the farm buildings. It is approached over a "no through" road from which access is taken. The house is understood to have been built during the 1950's and was further extended and improved in about 2000. It is constructed of brick elevations, partly rendered, under a pan tile roof with UPVC double glazed windows throughout. The house, which requires some updating, benefits from full oil-fired central heating.

The front door opens into the entrance hallway with stairs to the first floor, and provides access to the sitting room which contains an open fireplace and a dining room which also has an open fireplace with a tiled surround. The kitchen / breakfast room has a range of base and wall units with an integral electrical hob and a Rangemaster electrical cooker. There are double garden doors and a walk-in larder with shelving. The rear hall leads to the utility room with a cloakroom and an office containing the Worcester oil-fired central heating boiler. A rear porch gives access to the back door.

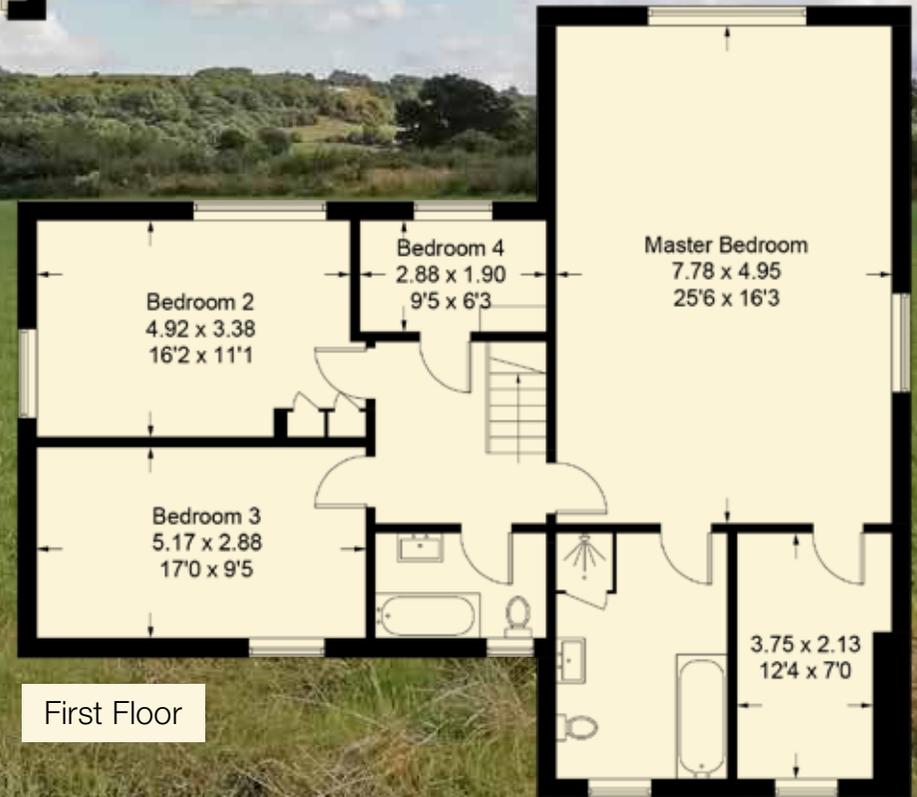
On the first floor, the landing contains an airing cupboard with a new hot water cylinder. The impressive master bedroom has an en-suite bathroom and a separate dressing room. There are three further bedrooms and a family bathroom.



# TYNING FARM FLOOR PLANS



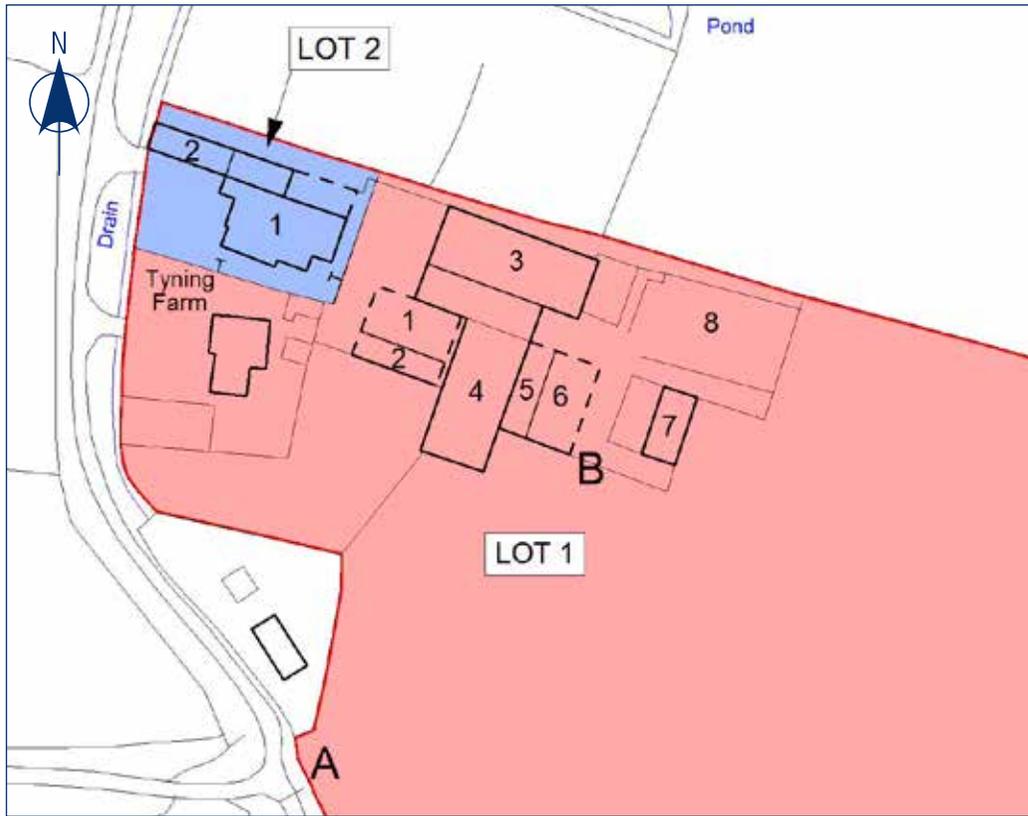
Ground Floor



First Floor

Total Approx Floor Area  
252.9 sq.m (2722 sq.ft.)

Not to scale  
For identification purposes only



Outside, the house is bounded by an area of gardens and grounds, mainly laid to lawns, which incorporate a short, gravelled entrance driveway and parking area. To the rear of the house there is a concrete block store shed (5.15m x 4.40m) which contains the fuel tank for the central heating boiler.

#### THE FARM BUILDINGS

The buildings are situated adjacent to the farmhouse and currently have a separate access from the public highway, which will be incorporated in Lot 2. A planning application for the construction of an alternative driveway to the buildings between the points marked A and B on the sale plan has been submitted to Wiltshire Council. See under the heading "Town and Country Planning" under "General Information".

The buildings comprise:

1. Covered yard (60' x 30') of 4 bay, steel portal frame construction.

2. Lean-to (60' x 15') of 4 bay construction with concrete floor.
3. Covered yard (75' x 60') of 5 bay, steel portal frame construction containing 70 metal cow cubicles on a concrete floor in part of the building, and a feed passage (20' wide) in the remainder.
4. Covered silage barn (90' x 40') of 6 bay, steel portal frame construction, clad with sleepers and concrete block walls, with concrete floor.
5. Lean-to (60' x 22') of 4 bay construction, clad with sleepers and concrete block walls, with concrete floor.
6. Fodder barn (60' x 30') of 4 bay, steel portal frame construction, partly clad with concrete block and corrugated sheeting. Hardcore floor.
7. Young stock building (45' x 22') of concrete block construction under a mono pitch roof, clad with concrete block and

Yorkshire boarding, opening on to a concrete yard, bounded with concrete block walls.

8. Midden with concrete floor.

#### THE FARMLAND

The farmland is situated in an attractive setting, rising to the south under the escarpment of the North Wessex Downs. The land extends to about 135.22 acres (54.73 hectares), and is all in permanent grass, bounded by trimmed hedges. Much of the land is under drained. Water is supplied to water troughs.

The land is classified as lying within Grades 3 and 4. The soils are described as Denchworth and Wickham 2 series, comprising a heavy productive loam. The farm falls within a Nitrate Vulnerable Zone (surface water).

## LOT 2

### Buildings with Residential Development Potential

**0.30 acre (0.12 hectare)**

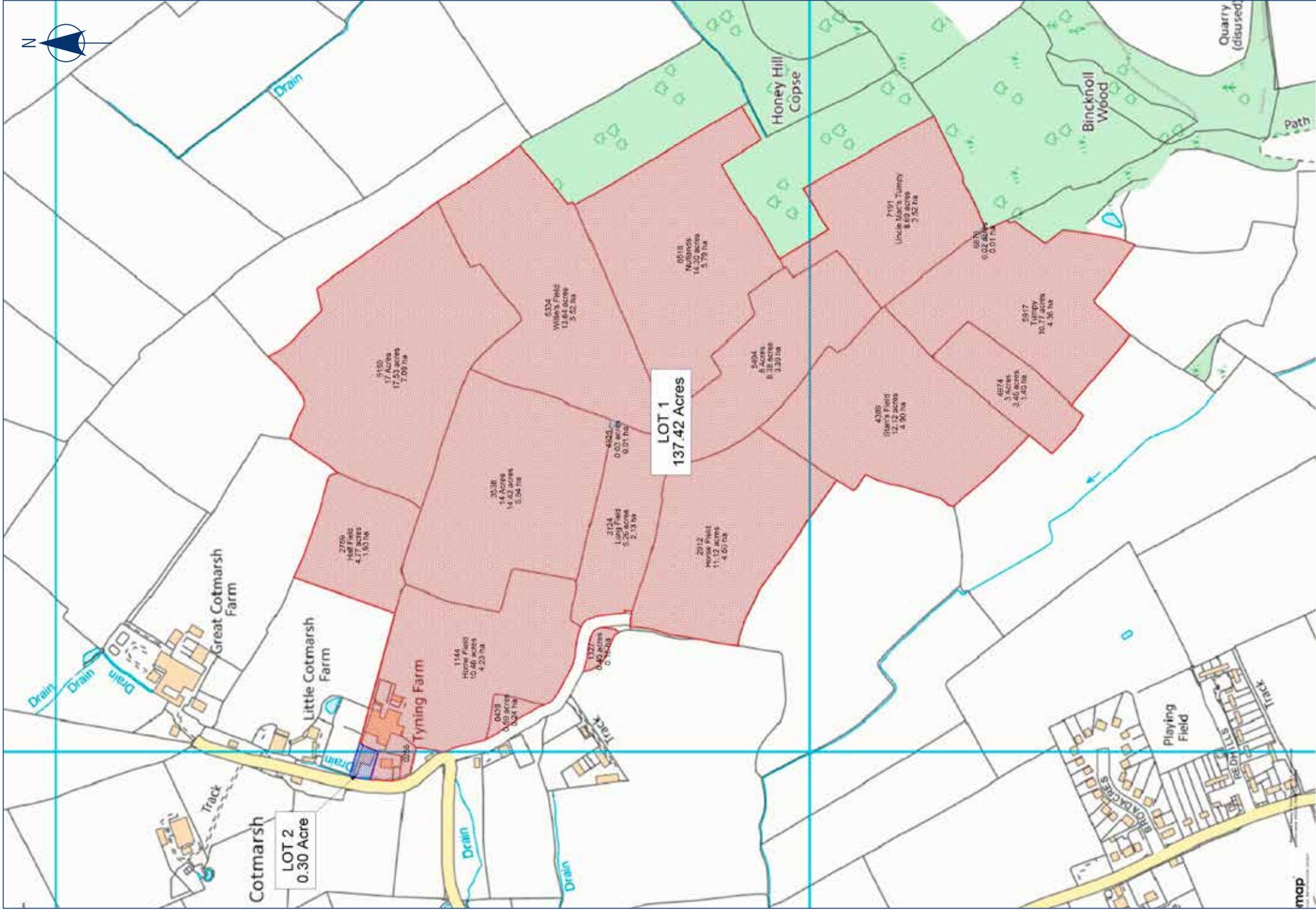
*(coloured blue on the sale plan)*

These buildings have a separate access from the public highway and comprise:

1. The former parlour and dairy building incorporating a cattle collecting yard (70' x 32') constructed of concrete block under a pitched corrugated asbestos roof with a lean-to (35'4" x 14'4" + 17' x 9'6").
2. Implement store (54' x 18') of 4 bay timber construction. Open fronted, clad on 2 sides with concrete block under a corrugated asbestos roof with concrete floor.

It is considered that these buildings may have potential to be converted to residential use under Class Q of the General Permitted Development Order 2015 (as amended). As such, a prior notification application is being submitted to Wiltshire Council. See under heading "Town and Country Planning" under General Information.





## LOT 3

### Pasture Field

14.30 acres (5.79 hectares)

*(coloured green on the sale plan)*

A single field of permanent grassland known as Goldborough Field. The land is level and is bounded by trimmed hedgerows. Access is directly from the public highway. There is a water trough connected to the mains supply. The soils are of a similar nature to those at Tying Farm.



# General Information

## METHOD OF SALE

The property is freehold and is offered for sale by private treaty as a whole or in up to 3 lots, with vacant possession on completion.

## VIEWING

Strictly by prior appointment through the Joint Selling Agents, Webb Paton (01793 842055) and Moore Allen & Innocent (01285 648115).

## FIXTURES AND FITTINGS

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

## SERVICES

- **Lot 1:** Mains electricity is connected to the farmhouse and to some of the farm buildings.  
Mains water is connected to the farmhouse, the farm buildings and to water troughs serving the land.  
Drainage from the farmhouse is to a private tank drainage system. The farmhouse has an oil-fired central heating system.
- **Lot 2:** The buildings are connected to mains water and electricity. If Lot 2 is sold separately to Lot 1, the buyer of Lot 2 will be responsible for disconnecting the water and electricity supplies that run from Lot 2 to Lot 1.
- **Lot 3:** The land is connected to mains water.

## LOCAL AUTHORITY

Wiltshire Council, Bythesea Road, Trowbridge, Wiltshire BA14 8JN.  
Tel: 03004 560100.

## TOWN AND COUNTRY PLANNING

- Planning permission for the construction of Tynning Farmhouse was granted on 9th May, 1957 (ref. 21A/56). There is no agricultural occupancy condition.
- Planning permission for the extension of Tynning Farmhouse was granted on 13th October, 1998 (ref. N.98.2018.F)

- At the time of going to print, the Sellers had agreed to submit a prior notification planning application to Wiltshire Council for the change of use of the buildings on Lot 2 to form a dwelling under Class Q of the General Permitted Development Order 2015 (as amended). Further information is available from the Joint Selling Agents.
- If Lot 2 is sold separately to Lot 1, an alternative vehicular access will be required to the farm buildings on Lot 1. As such, a full planning application is being submitted to Wiltshire Council for the construction of a new driveway between the points marked A and B on the sale plan. Further information is available from the Joint Selling Agents.
- The southern portion of the farmland on Lot 1 is situated within the North Wessex Downs Area of Outstanding Natural Beauty.
- A mains gas pipe and a mains water pipe run through Lot 3.
- A public footpath and a public bridleway cross Lot 1.

## BASIC PAYMENT SCHEME

The farmland is registered with 60.44 Non SDA Entitlements under the Basic Payment scheme. The payment for the 2018 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 buyers of Lots 1 & 3 at completion.

## ENVIRONMENTAL SCHEME

An application to enter the farmland into a Mid-Tier Countryside Stewardship agreement was submitted to Natural England on 22nd August, 2018. Further details are available from the Joint Selling Agents.

## SPORTING, TIMBER AND MINERALS

The sporting rights, timber and mineral rights, as far as they are owned, are included in the sale.

## COUNCIL TAX

Tynning Farmhouse: Band E.

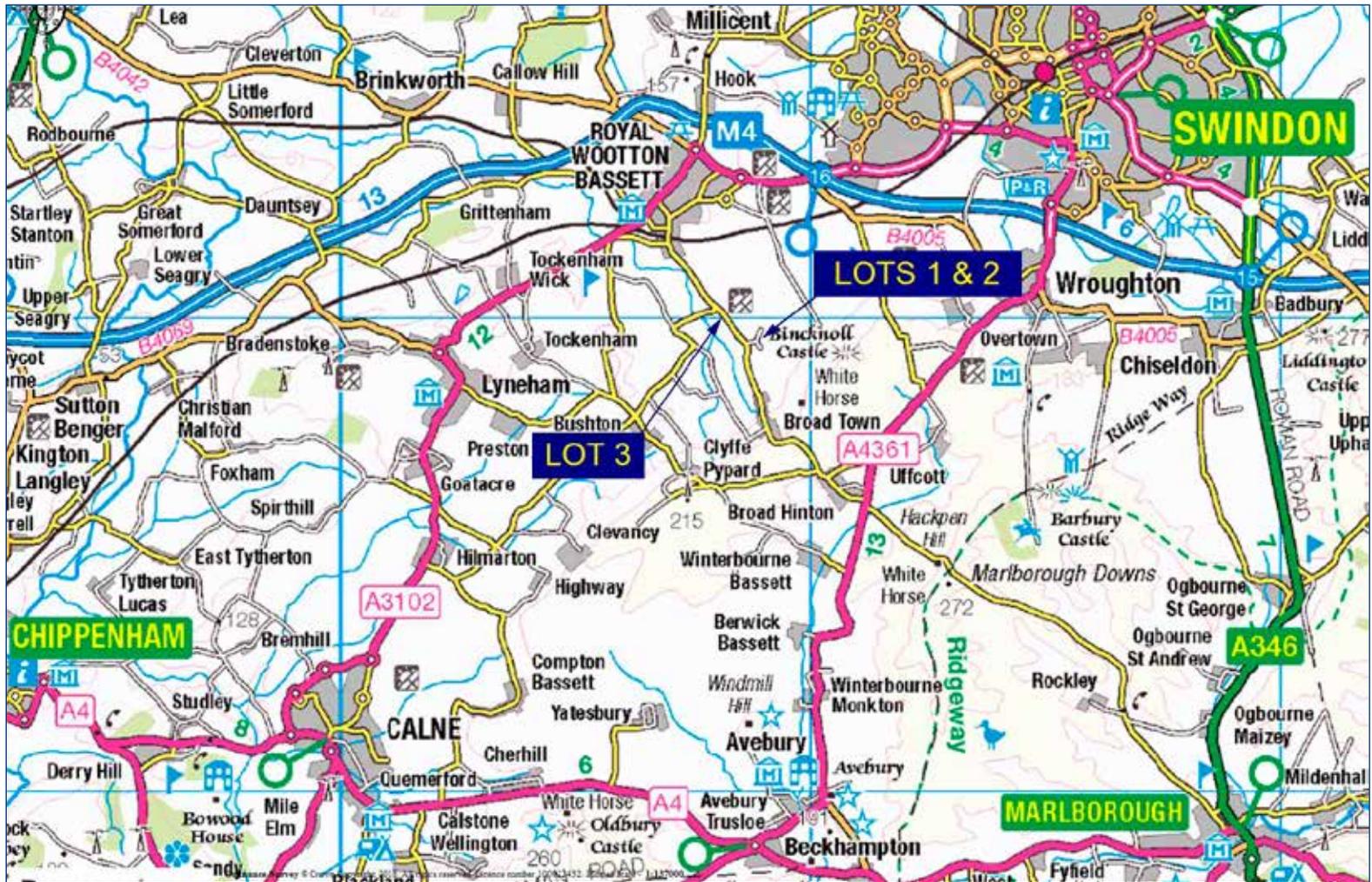
## SELLERS' SOLICITOR

Mr N Barbour  
Thrings Solicitors  
2 Queen Square  
Bath BA1 2HQ  
Tel: 01225 340070.

## SALE PLAN AND PARTICULARS

Webb Paton and 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 Webb Paton or 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; and
- 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 the Joint Agents and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance.



### Directions

From M4 motorway Junction 16, take the A3102 Royal Wootton Bassett road in a westerly direction. After about 1½ miles, turn left at the Coped Hall roundabout into Royal Wootton Bassett high street. In the town centre, take the turning on the left signposted for Broad Town. Follow this road out of the town, over the railway bridge and after about 2 miles, having passed into open countryside, take the turning on the left signposted for Cotmarsh. Lots 1 & 2 will be found signposted after a short distance. Lot 3 is situated adjacent to the Royal Wootton Bassett Road about ½ mile north of the turning to Cotmarsh.

The postcode is SN4 7RA.

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