



Lodge Farm, Brinkworth, Chippenham SN15 5DD

**WOOLLEY
& WALLIS**

Offer in Excess of £1,000,000

A traditional stone farmhouse with Annexe in need of renovation plus numerous barns and outbuildings with land

The Property at a Glance

- | 21 acre (8.57 ha) residential smallholding
- | 4 bedroom farmhouse in need of total renovation
- | 1 bedroom Annexe requiring total renovation
- | A series of traditional farm buildings with potential
- | Modern farm buildings and yards

SITUATION

Lodge Farm lies in an enviable position in Brinkworth just south of the B4042 between Royal Wootton Bassett and Malmesbury. Brinkworth is a popular village with a range of local amenities including a primary school, village hall and the Three Crowns public house. The property is well served for access to M4 Junction 16 (7 miles) and railway station at Swindon (12 miles) for fast service to London (London Paddington 52 minutes). The market towns of Royal Wootton Bassett, Chippenham and Malmesbury all offer a good range of commercial, educational, shopping and recreational services.

DESCRIPTION

Lodge Farm is approached down a long private driveway giving immense privacy to the property. There is a wide grass verge on either side and the drive curves slightly, hiding the farmstead from the highway. Whilst the farmhouse, annexe and farm buildings all require modernisation and renovation, the farm represents a wonderful opportunity for a buyer to put their own stamp and character on the property.

THE ANNEXE

Adjoining the farmhouse is a single storey stone built one-bedroom dwelling with a living room, kitchen, bathroom and store area.

GARDEN

The garden is primarily laid to lawn and a number of shrubs and flowers are growing around the house and annexe.



FARM BUILDINGS

There are an extensive range of modern and traditional stone-built farm buildings extending to approximately 28,000 sq. ft. (2580 m2) arranged around a series of hardcore and concrete yards which have been primarily used for housing and feeding a beef suckler herd. The buildings have plenty of potential for a range of alternative uses (subject to planning) however the majority of buildings are currently in poor physical condition.

LAND

The land extends to about 17.05 acres (6.90 ha) of mainly level good quality permanent pasture. The ground has been previously managed to a high standard and is divided into three useful sized fields and two smaller paddocks and a parcel of scrub woodland, all within a ring fence. The soil is a productive fertile loam and capable of producing heavy crops of grass for hay and silage.

A further 200 acres of adjoining tenanted agricultural land may be available by separate negotiation.





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TOWN & COUNTRY PLANNING

The farmhouse and annexe are not listed buildings.

BASIC PAYMENT SCHEME

There are no BPS entitlements included within the sale.

SERVICES

The property is supplied with a mains electricity and water supply.
Private drainage to the farmhouse and annexe

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

Land and buildings at Lodge Farm are sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether referred to specifically in these sale particulars or not. The buyer (s) shall be deemed to have full knowledge of the boundaries and ownership thereof.

There are rights of way granted along the access track to the owners of Lodge Farm Cottage, to the farming tenants for access to the nearby land and the vendors.

TENURE AND POSSESSION

Lodge Farm is offered for sale freehold with vacant possession on completion .


COUNCIL TAX

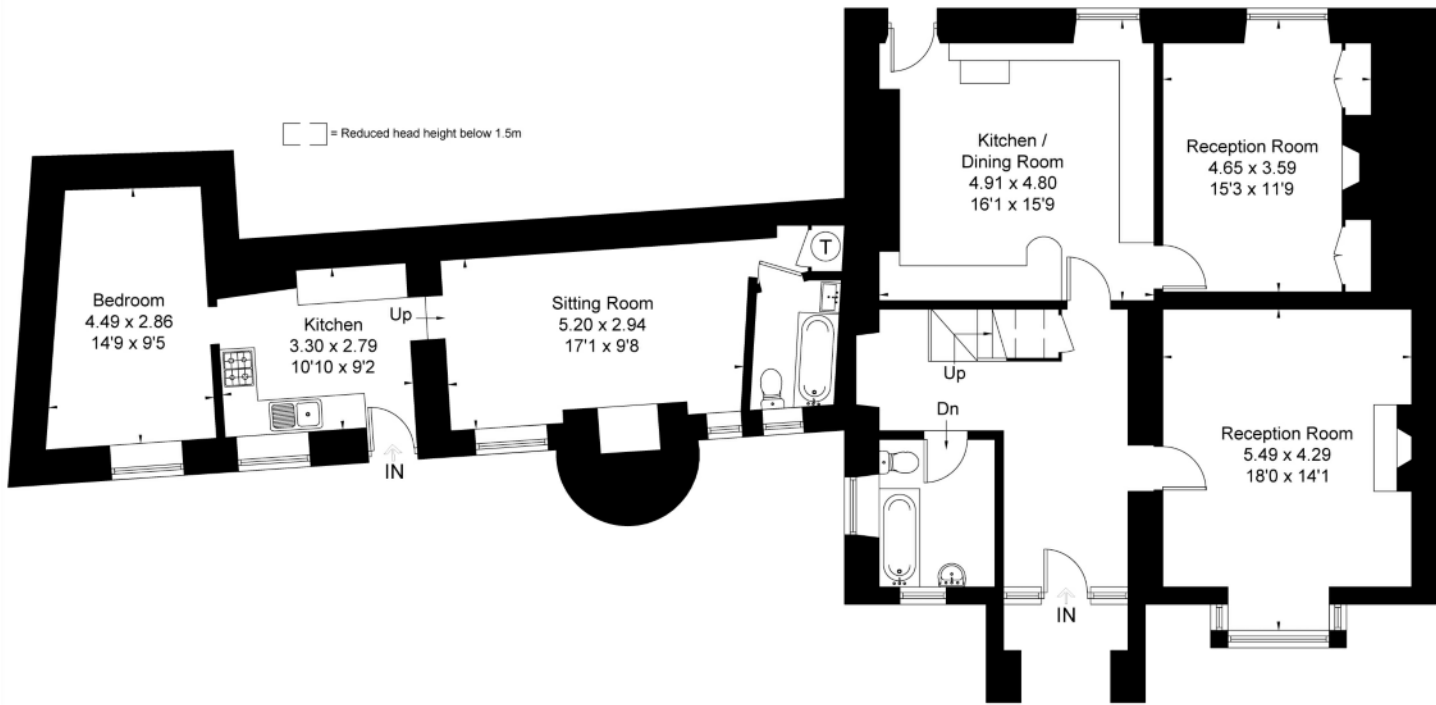
Lodge Farm is in Council Tax Band G
The Annexe is in Council Tax Band A



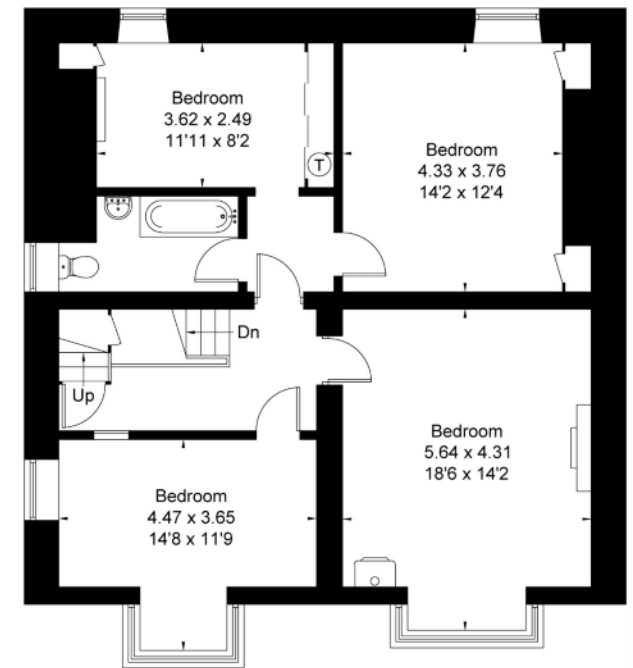
Approximate Area = 177.0 sq m / 1905 sq ft
Annexe = 43.8 sq m / 471 sq ft
Total = 220.8 sq m / 2376 sq ft
Including Limited Use Area (2.1 sq m / 23 sq ft)



 = Reduced head height below 1.5m



Ground Floor



First Floor

EPC

Farmhouse - Energy rating F

Annexe - Energy rating D

LOCAL AUTHORITIES

Wiltshire Council - Wiltshire.gov.uk 0345 456 0100

FINANCE

Woolley & Wallis Finance Ltd are well positioned to assist prospective buyers obtain specialist finance for rural property. We are agents for AMC and also have good contacts with numerous other lenders who will be able to discuss your requirements in further detail.

DIRECTIONS

From Royal Wootton Bassett, take the B4042 westwards, through the village of Brinkworth, pass the Three Crowns public house and after a further 1 ½ miles the property will be found on the left hand side as indicated by the Woolley & Wallis For Sale board.

VIEWINGS

All viewings are by appointment only arranged through our Marlborough office 01672 515252. No dogs allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

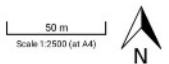
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Lodge Farm - Brinkworth



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AGENT'S NOTES

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