

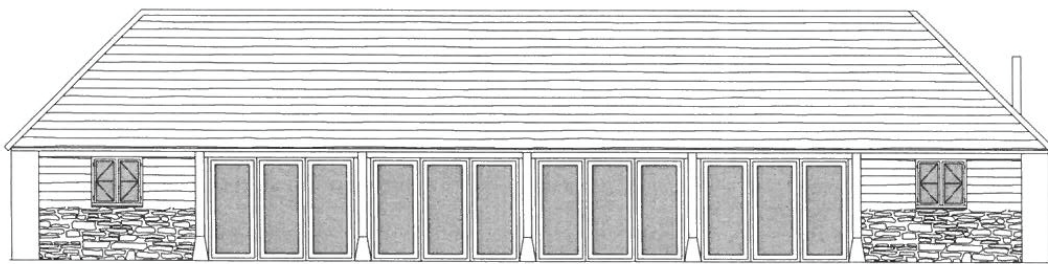
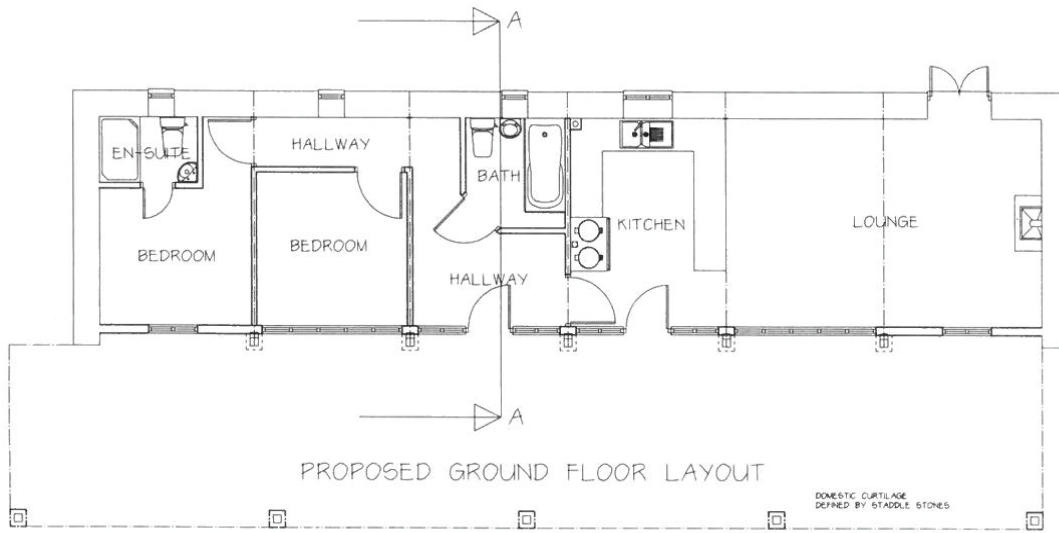


 2  1  2  22.3 acres

£800,000 Freehold

Oak Tree Farm
Great Chalfield
Nr Broughton Gifford

COOPER
AND
TANNER



PROPOSED SOUTH ELEVATION



Oak Tree Farm Great Chalfield Broughton Gifford

 2  1  2  22.3 acres

£800,000 Freehold

Oak Tree Farm offers a quite unique opportunity to create a super home set in a parkland style setting of just over 22 acres of pasture land. An application for prior approval to change the use of an agricultural building to a single dwelling under Class Q of the Town and Country Planning (General Permitted Development Order) was approved on the 5th January 2017 (planning reference 16/11085/PNCOU). Copies of the plans and decision notice are available on request or to download from the Wiltshire Council website.

The proposed accommodation will comprise an entrance hall leading to an open plan kitchen and sitting room. There are two bedrooms, one with the benefit of an ensuite shower room, and a family bathroom. The design has been created to maximise the setting with deep glazed windows to the front, whilst still retaining the traditional features of the barn.

The barn sits in a total of just over 22 acres of pasture land which have been well maintained by the current owner. The land is divided into three main parcels with good mature hedges, providing excellent natural shelter, and post and rail fencing. The "Home Paddock" has been further divided into five paddocks to help to create an easy to manage holding, each one offering a timber field shelter. In addition to the traditional barn there is a range of timber stables arranged in an L-shape with a good sized concrete

apron to the front. Beyond the traditional barn is a very useful steel framed hay barn.

Services

Mains water is connected to the land and yard. The vendor is in the process of obtaining quotes for the provision of an electricity supply from the service providers which will be available on request. Connection of services will be the responsibility of the purchaser.

Access

There are two access points into the land, one via the lane towards Great Chalfield House and the other from the lane to the north, via a right of way across land being retained by the vendor.

Retained land

The vendor is to retain approximately 5.75 acres of land, to the north of the holding and excluded from the sale plan. The proposed boundary will be marked on site and the erecting of the fence will be the responsibility of the purchaser.

Viewings

By appointment through Cooper and Tanner on 01373 455060. The postcode for the nearest property is SN12 8NG

Local Information

Local Council: Wiltshire Council

Tenure: Freehold



Motorway Links

- M4 Bath
- M4 Chippenham



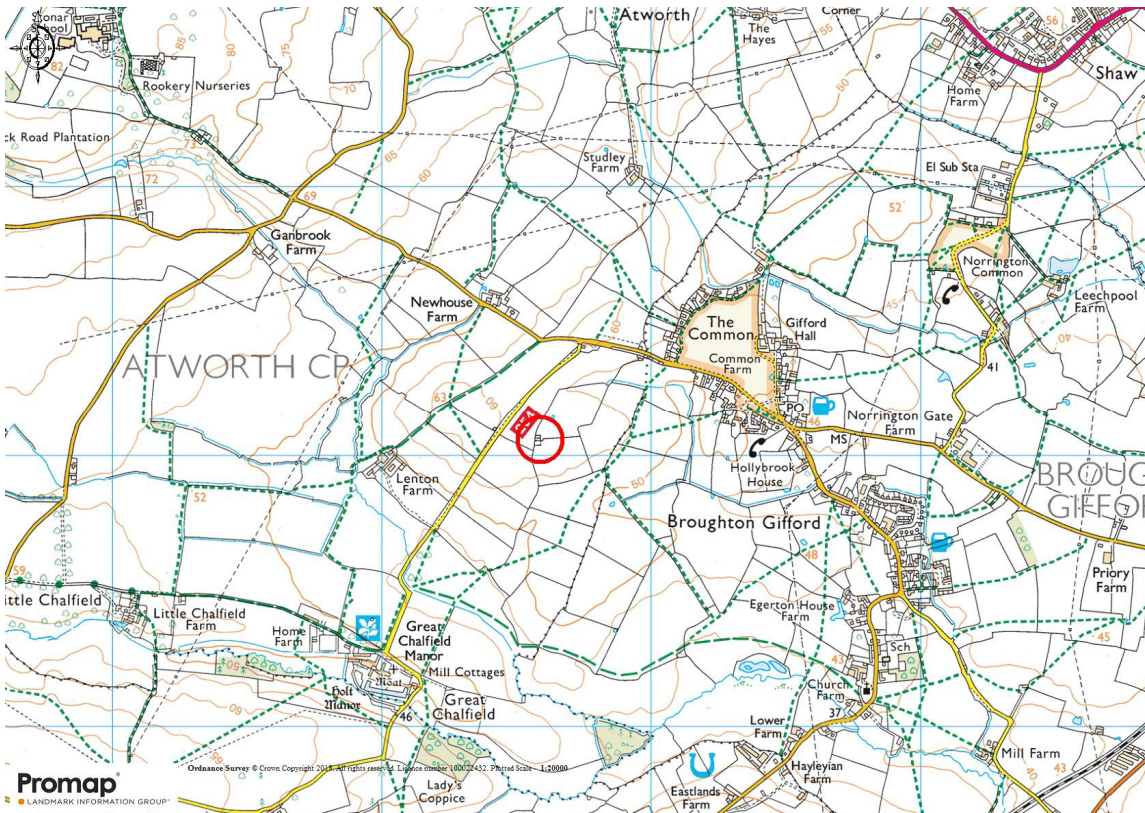
Train Links

- Bradford on Avon
- Chippenham
- Bath



Nearest Schools

- Broughton Gifford – primary school
- Stonar School



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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers 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.

