

ATTRACTIVE FARMLAND & PADDOCKS at
SOUTH PAVENHILL FARM

PURTON, SWINDON, WILTSHIRE SN5 4DQ



LAND & DEVELOPMENT

SITUATION

A very picturesque grass farm, with wonderful far reaching views, on the edge of the village of Purton, close to Swindon, in the county of Wiltshire. Purton is a vibrant and conveniently located village with a good range of shops and amenities.

Travelling connections are excellent with the M4, Junction 16, 5 miles and Swindon Railway Station about 5.5 miles. London (Paddington) within about 1 hour travelling time.





FARMLAND AND PADDOCKS

South Pavenhill Farm, Purton, Swindon, SN5 4DQ

*Swindon 4 miles, Royal Wootton Bassett 4.5 miles, Cricklade 5 miles,
Cirencester 9 miles, Malmesbury 11 miles. M4 (J16) 5 miles
(all distances approximate)*

Attractive parcels of level and banked permanent, species rich grassland with considerable farming, equestrian, conservation and amenity appeal. All of the lots have either good public road or private track access.

In all about 183.64 acres – 74.32 hectares

For Sale by Private Treaty
As a whole or in up to 9 Lots.



LAND & DEVELOPMENT



THE FARMLAND

The farmland is in permanent grass and extends to approximately 183.64 acres (74.32 hectares) set in typical North Wiltshire countryside. Most of the lots are bounded by mature hedges and fencing. Lots 1 to 3 are a mixture of banked and level pasture fields. Lots 4 to 9 are level pasture fields. Lots 1, 4 and 5 have dilapidated buildings. There are spring fed streams and ditches in lots 1, 4, 5, 7 and 8.

Access to each lot is either from Pavenhill Road or off Brockhurst Lane. There are public rights of way, in most lots, which can be identified on the Wiltshire Council PROW map in the Data Room.

The lots are ideally suited for agricultural, equestrian, conservation and amenity use.

LOTING

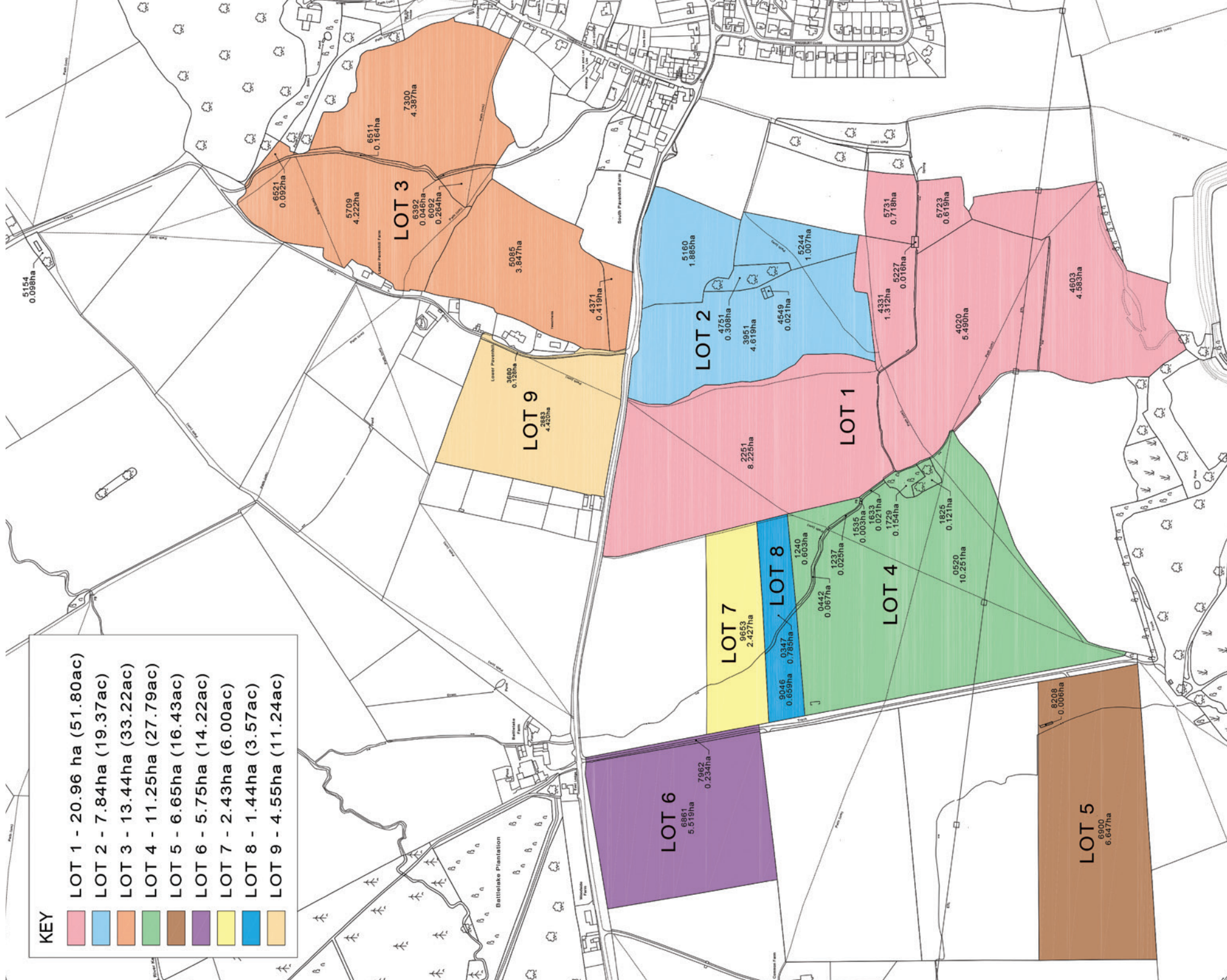
The below table confirms the approximation sizes of each lot.

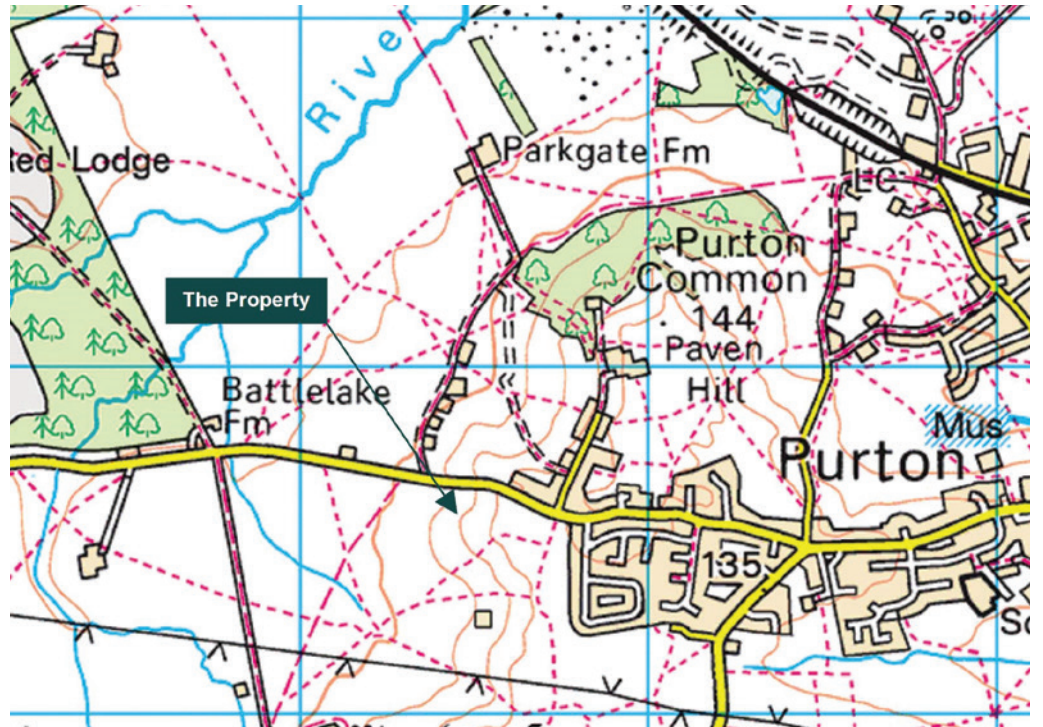
LOTING	DESCRIPTION	ACRES	HECTARES
Lot 1	Pasture	51.76	20.95
	Misc	0.04	0.02
Lot 1 Total		51.80	20.96
Lot 2	Pasture	18.56	7.51
	Misc	0.05	0.02
	Woodland	0.76	0.31
Lot 2 Total		19.37	7.84
Lot 3	Pasture	32.70	13.32
	Misc	0.52	0.21
Lot 3 Total		33.22	13.44
Lot 4	Pasture	26.82	10.85
	Misc	0.29	0.12
	Woodland	0.68	0.28
Lot 4 Total		27.79	11.25

LOTING	DESCRIPTION	ACRES	HECTARES
Lot 5	Pasture	16.42	6.65
	Misc	0.01	0.00
Lot 5 Total		16.43	6.65
Lot 6	Pasture	13.64	5.52
	Misc	0.58	0.23
Lot 6 Total		14.22	5.75
Lot 7	Pasture	6.00	2.43
Lot 7 Total		6.00	2.43
Lot 8	Pasture	3.57	1.44
Lot 8 Total		3.57	1.44
Lot 9	Pasture	10.92	4.42
	Misc	0.32	0.13
Lot 9 Total		11.24	4.55

KEY

- LOT 1 - 20.96 ha (51.80ac)
- LOT 2 - 7.84ha (19.37ac)
- LOT 3 - 13.44ha (33.22ac)
- LOT 4 - 11.25ha (27.79ac)
- LOT 5 - 6.65ha (16.43ac)
- LOT 6 - 5.75ha (14.22ac)
- LOT 7 - 2.43ha (6.00ac)
- LOT 8 - 1.44ha (3.57ac)
- LOT 9 - 4.55ha (11.24ac)





METHOD OF SALE

The property is freehold and is offered for sale by private treaty as a whole or in 9 lots.

VIEWING

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

FIXTURES AND FITTINGS

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

SERVICES

There is no mains water connected to the property. It is understood that mains water is available in the highway. An easement from the highway will be granted to the buyers of lots 4, 5, 7 and 8 to make a connection into the mains water pipe.

COUNTRYSIDE STEWARDSHIP

The land is entered into a Mid-Tier Countryside Stewardship Agreement that commenced on 1st January, 2022 for a term of 5 years. The Seller will co-operate with the buyers in attempting to transfer the scheme as it relates to each lot, if required. Further details are available from the selling agents.

INGOING VALUATION

There will be no ingoing valuation of growing crops.

SPORTING, TIMBER & MINERALS

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

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.

Should certain lots sell separately, rights of way will be imposed on the buyers. Some lots will be obligated to fence against retained land boundaries. Further information can be found in the Data Room.

LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER.
Tel 0300 4560100.

TENURE

The property is freehold with vacant possession on completion.

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 Royds Withy King Solicitors, Midland Bridge House, Midland Bridge Road, Bath BA2 3FP. Tel: 01225 730100.

PLANS, AREAS AND SCHEDULES

The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

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

Lot 5



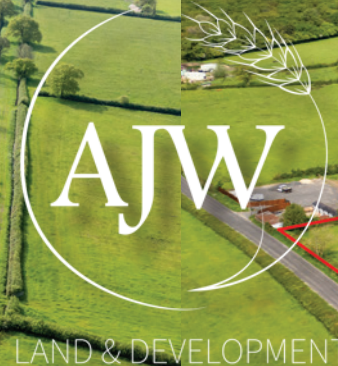
Lot 6



Lot 7 & 8



Lot 9



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: June 2024.