



Great Thornham Farm

Seend • Melksham • Wiltshire

Symonds
& Sampson
ESTABLISHED 1858





Great Thornham Farm

Seend, Melksham, Wiltshire, SN12 6PN

Trowbridge 4 miles • Devizes 4 miles • Melksham 3 miles
(Distances & times approximate)

A ring fenced grassland farm in a private setting with a substantial farmhouse, annexe, range of farm buildings and bungalow with land available as a whole or in two lots.

- Private position in rural Wiltshire
- Predominantly Grade 3
- Period 5-bedroom farmhouse
- Annexe with potential for holiday cottage
- Range of modern and traditional farm buildings
- Lot 1 - In total 109.90 acres (44.48 hectares)
- Lot 2 - an attractive 3-bedroom bungalow with planning consent for new barn and 10.44 acres (4.22 hectares)

For Sale By private treaty

Freehold with Vacant Possession EPC – E/E CTB – F/C/A

Sole Agents:

01380 710535

Symonds & Sampson LLP
Unit 6, The Grain Store
Manor Farm Yard, Coate
Devizes, SN10 3LP

Contact Jack Curnick-James or Chris Powell
cpowell@symondsandsampson.co.uk

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Introduction

Great Thornham Farm is a well equipped pasture farm in a ring fence with outstanding views towards Calstone Hill and Great Cheverell Hill. The current owners have historically managed a variety of livestock on the farm including beef, sheep and deer over the years. They have done this through good management of the pasture with a variety of paddocks being suitable for hay and silage as well as extensive water meadows adjacent to the Semington brook for long summer grazing. There are a range of farm buildings, some being modern steel portal frame and some more traditional farm buildings including stabling for horses.





Situation

Great Thornham Farm lies in a highly attractive location with excellent transport links and access to local services. The farm is situated at the southern end of the village of Seend and benefits from excellent views towards the Westbury escarpment. Nearby towns include Devizes, approximately 5.5 miles to the east as well as other towns such as Trowbridge, Melksham and Chippenham which are all within short drives of the property. Further afield the city of Bath and town of Swindon provide a wider range of shopping facilities, amenities and leisure activities. The local area is well known for its local schools including Dauntsey's and St Marys of Calne.

Lot 1 - includes Great Thornham Farmhouse, annexe, farm buildings and approximately 109.90 acres.

Great Thornham Farmhouse is an attractive detached traditional stone built 5 bedroom farmhouse, extending to 2580 sq ft (239.7sqm), laid out over three floors. The house is approached via a long private drive and sat centrally within the ring-fenced farmland with outstanding views to the rear. The property internally has lots of character and charm including exposed wooden beams, aga in the kitchen and flagstone floors throughout the downstairs. Internally the ground floor accommodation includes fitted kitchen with aga, open plan



with breakfast room attached, ground floor utility, sitting room, study, dining room and outside store.

Upstairs on the first floor there are three good size double bedrooms, and a large family bathroom. On the second floor is a further pair of double bedrooms with exposed timber rafters.

Annexe

Next door there is a well-designed three-bedroom annexe which has previously been let out. We understand planning consent has only been granted for one bedroom. There is potential for further residential or commercial conversions of the farm buildings. The farm benefits from a long and attractive private driveway from the Trowbridge Road and is very secluded, with no other properties overlooking it. There is also a one bedroom shepherds hut in an adjacent field providing additional accommodation.

Equestrian

To the rear of the farmhouse within the farm buildings, one building has now been converted and contains 6 well-built American barn style stables, there are three timber stables next to the house and there is potential to create further stabling or equestrian facilities within other farm buildings on the holding.

Great Thornham Farmhouse, Trowbridge Road, Seend, Melksham

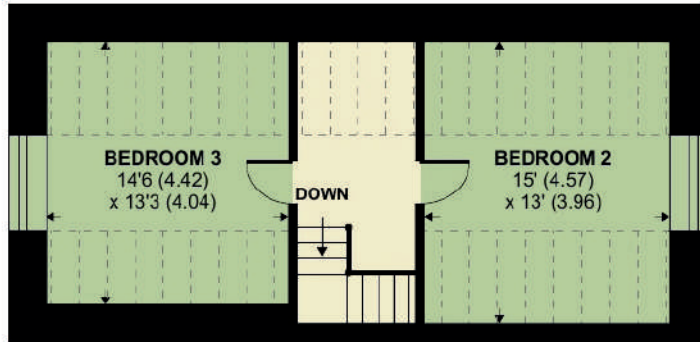
Approximate Area = 2580 sq ft / 239.7 sq m (includes store)

Outbuilding = 16036 sq ft / 1489.7 sq m

Limited Use Area(s) = 285 sq ft / 26.5 sq m

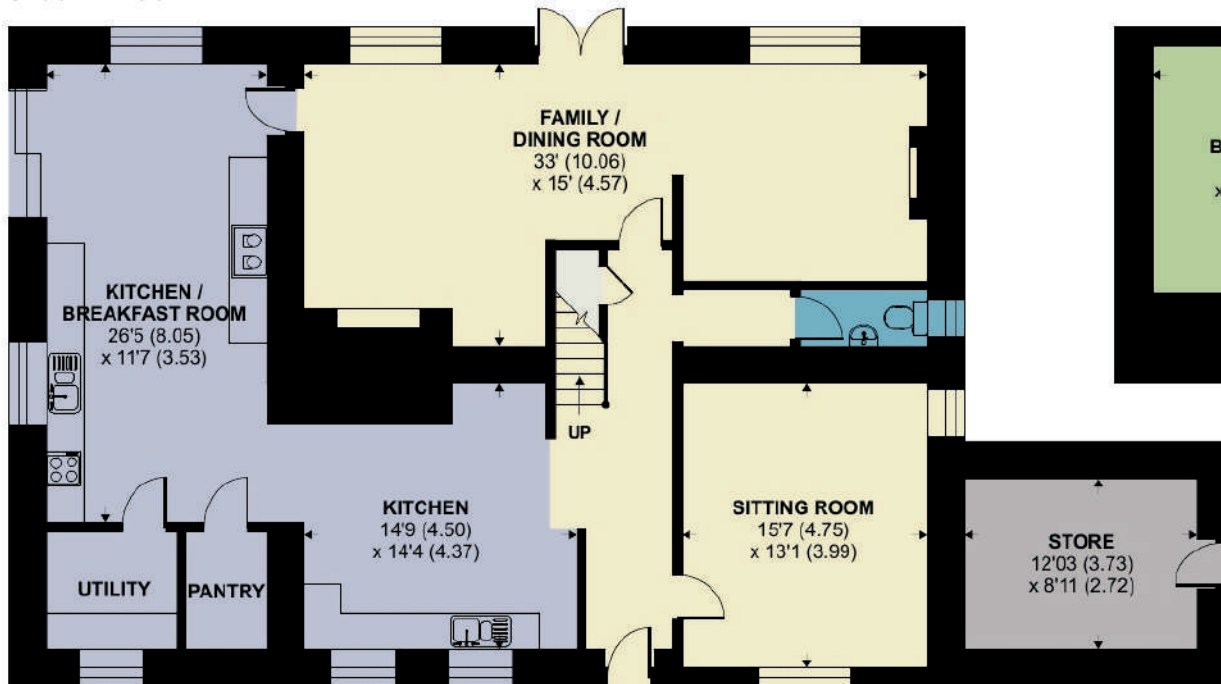
Total = 18901 sq ft / 1755.9 sq m

For identification only - Not to scale

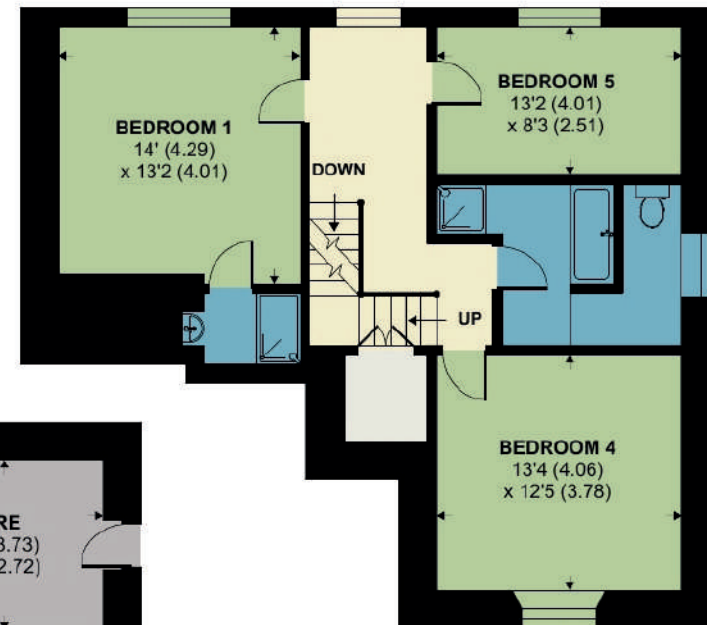


SECOND FLOOR

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1031166



Farm Buildings

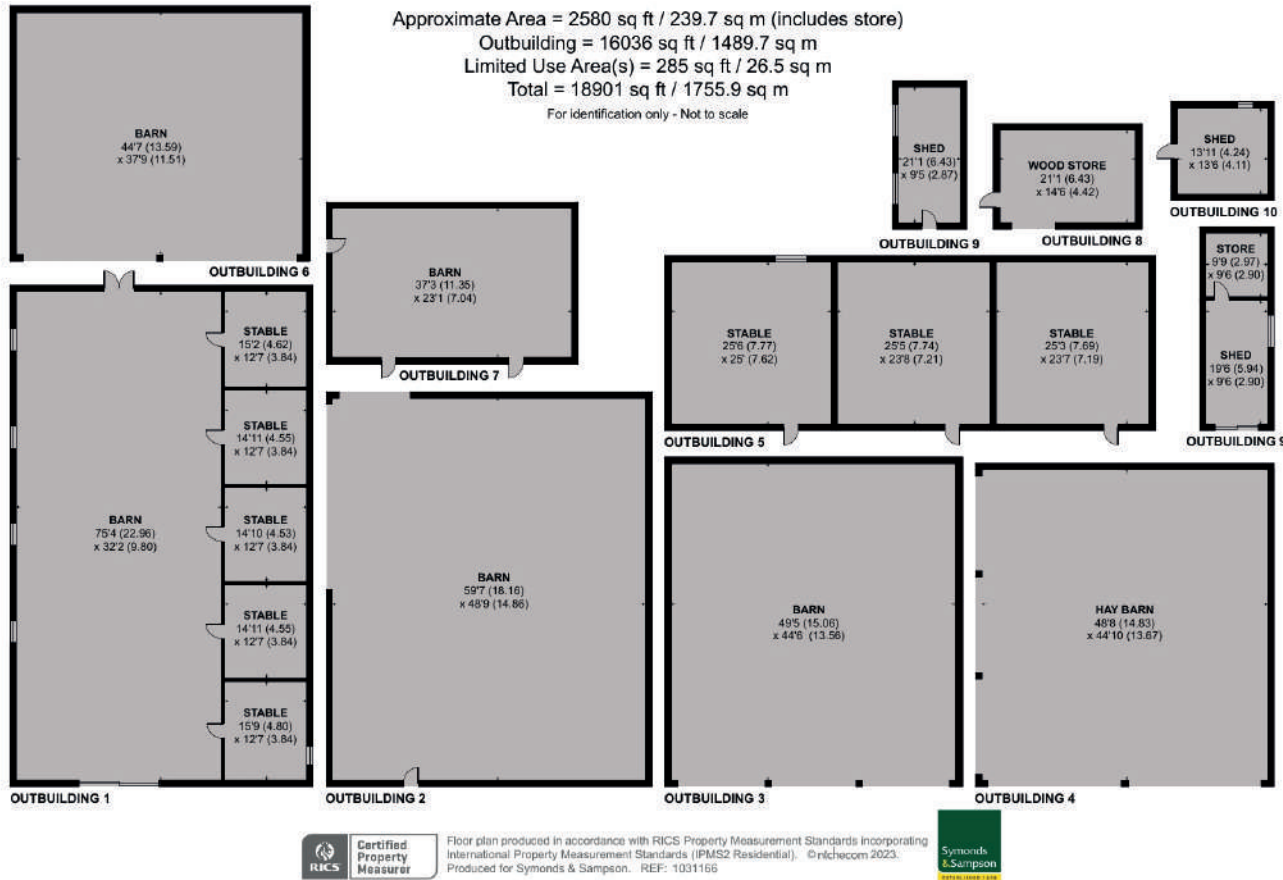
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The Farm Buildings

Great Thornham Farm benefits from a range of modern and traditional farm buildings extending to 1489.7 sq. metres (16,036 sq. ft) which are ready to move cattle into or well suited to sheep or equestrian uses. Most are steel portal frame construction and benefit from extensive concrete yard areas. The farm is outside the AONB so there is good potential for further conversion to residential or commercial uses under Class R or Class Q permitted development. The buildings include:

- 4 bay open fronted steel portal framed cattle barn with concrete floor
- 2 bay open fronted general purpose barn
- 3 bay Dutch barn used for straw and hay storage
- 3 bay livestock building adjoining the internal stable yard with outside cattle handling system and further concrete yard
- 3 bay livestock building with concrete yard
- Covered stable yard with 5 loose boxes and adjoining workshop
- Venison building now used to store
- Range of small traditional farm buildings suitable for various storage or workshops.

The Land

Great Thornham Farm extends to 109.90 acres (44.48 ha), of which 107 acres is pasture, in a ring fence. The land adjacent to the farm track and surrounding the farm house is predominantly grade 3 with the water meadows adjacent to Semington Brook being grade 4. The soil type is identified as slowly permeable seasonally wet loamey and clayey soils well suited to grass production for dairy or beef. Historically, the land has been grazed by sheep, cattle and deer and this year cuts of hay and silage have been taken.

Services

- Mains water and electricity
- Private drainage, shared between the farmhouse and annexe, separate for the Lodge
- Oil fire central heating in the farmhouse
- Gas heating in the lodge
- Electric heating in the annexe



Lot 2

Great Thornham Lodge and the surrounding land are an exciting opportunity for the new owners to create their own small holding. The property will also include 2 substantial paddocks to the rear of the property totalling 10.44 acres (4.22 hectares), which benefit from mature hedgerow boundaries and are currently permanent pasture. The land will be well suited to livestock, equestrian and market garden uses.

A planning application has been submitted for a new agricultural building to the rear of Great Thornham Lodge to support the small holding which is proposed to be a 3 bay steel portal frame building being approximately 60 x 20ft. This could be used for hay, feed and machinery storage.

The house is a three bedroom detached bungalow extending to approximately 126.3 sq. meters (1360 sq ft) to include open plan kitchen/dining room, sitting room, two good sized double bedrooms and third single bedroom or study as well as a family bathroom, utility and good sized storage/family room all laid out over the ground floor.

Great Thornham Lodge will provide an excellent and rarely available equestrian or small holder opportunity with a three-bedroom bungalow and paddocks close by. The property will also enjoy the benefit of the long private driveway over which a right of way for all purposes will be granted. Further land could be made available by negotiation.

Lot 2 will be available freehold with vacant possession at a **guide price of £750,000**.

The lodge was originally subject to an Agricultural occupancy condition but a certificate of lawful use has been granted to allow occupation by any occupier.





Agricultural Schemes

The farm is registered with the RPA and field parcels can be transferred on completion. Future payments will be retained by the current owner.

Designations

The house, bungalow and buildings are not listed. The agricultural tie on the bungalow has a certificate of lawful use in place to allow occupation by any occupier. The farm lies within a nitrate vulnerable zone.

Local Authority

Wiltshire Council, County Hall, Bythesea Road, Trowbridge BA14 8JQ
0300 456 0100 www.wiltshire.gov.uk

Farm House – Council Tax Band - E Bungalow – Council Tax Band – E
Annexe – Council Tax Band – A

Tenure and Possession

Freehold with vacant possession on completion

Ingoing Valuation

The purchaser shall in addition to the purchase price pay for any growing crops and other acts of husbandry in accordance with CAAV costings. Cost of stores including seeds, chemicals, fertilisers and fuel will be charged at cost. Silage and straw remaining in the holding will be paid for at market value. The vendors reserve the right to hold a farm dispersal sale of livestock and machinery post completion.

Rights of Way

A public footpath enters the property down the farm driveway as far as the farm buildings before turning 180 degrees and exiting the property again at the boundary with the A361 which is not used regularly.

Sporting

All rights are held in hand and are included with the sale.

Directions

From Devizes Market Place, head west along Northgate Street over both mini roundabouts up onto The Nursery before turning left, down the hill along the A361/Bath Road, follow the road for approximately 2.8 miles, before turning left at the traffic lights at Seend Hill, follow the road for a further two miles through the village of Seend and continue along the Trowbridge Road. The property will be found on your left and will be marked by a Symonds and Sampson for sale board.

Viewing

Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information, if required, is available from Chris Powell or Jack Curnick-James on 01380 710535

Great Thornham Lodge

Approximate Area = 1360 sq ft / 126.3 sq m

For identification only - Not to scale



Final plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) © rickhoun 2023. Produced for Symonds & Sampson. REF: 1032163

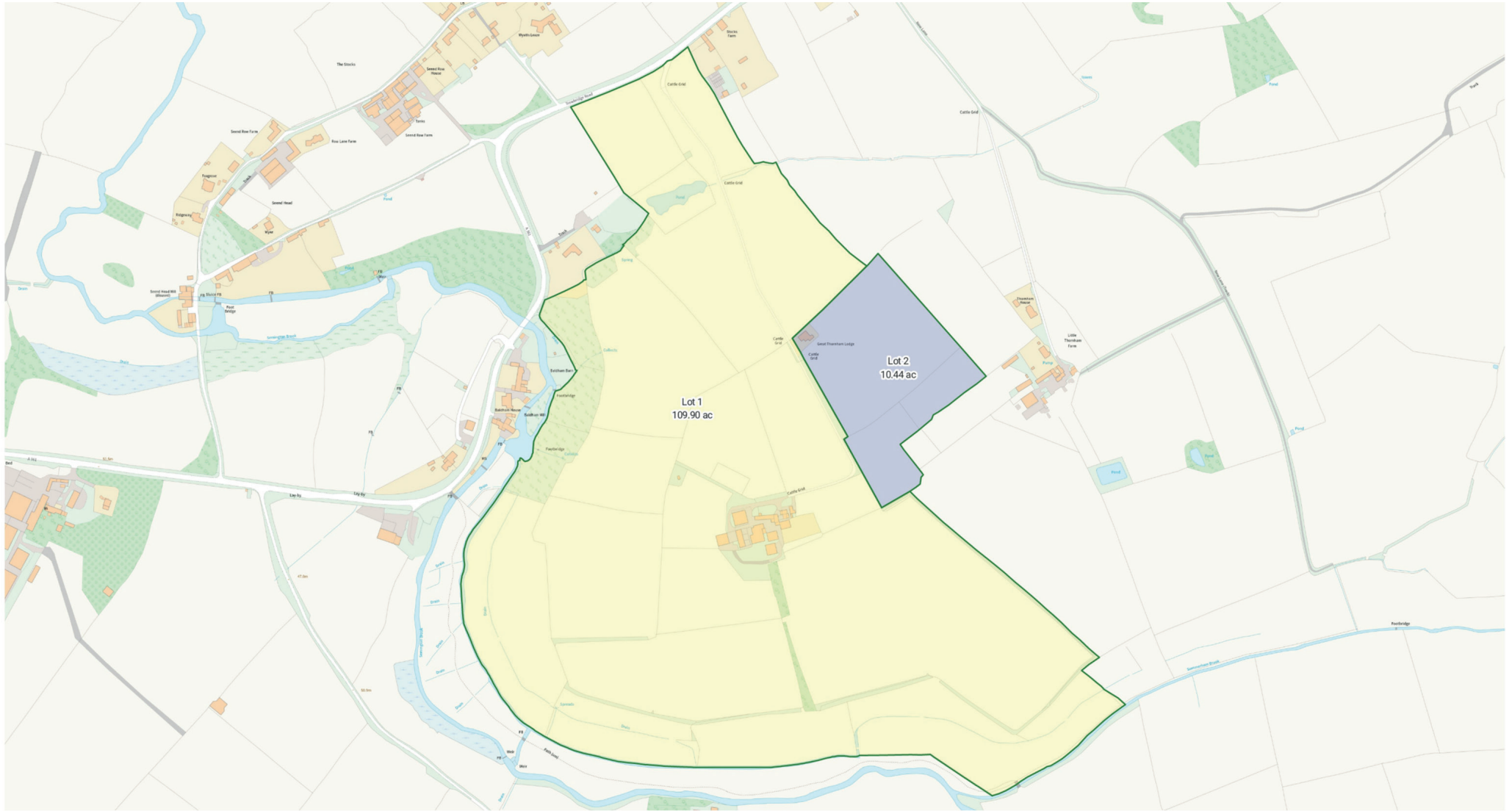
The Annexe

Approximate Area = 1145 sq ft / 106.3 sq m

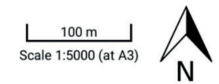
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4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages





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