

Symonds
& Sampson

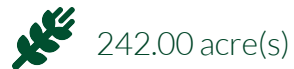
Pudnell Farm

Pudnell Lane, Erlestoke, Wiltshire

Pudnell Farm

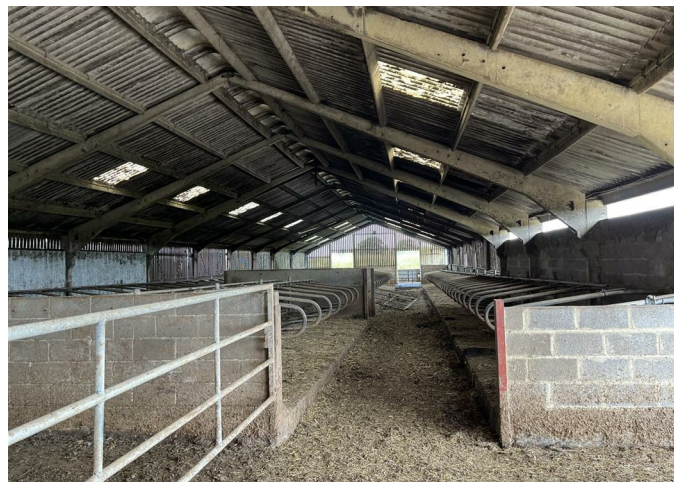
Pudnell Lane
Erlestoke
Wiltshire SN10 5UG

Wiltshire Council mixed use farm to let via Informal
Tender



- Farm to be let as a mixed-use farm only
- To let by Informal Tender. Tender deadline midday 29th November 2024
- Traditional 3 bed farmhouse and accompanying farm buildings
- Offered on a 10 year Farm Business Tenancy
- Viewings to be held on 3rd October and 24th of October
- Strictly by appointment via the Symonds & Sampson
Viewings to be held on 3rd October and 24th of October
Dezives office 01380 710535
strictly by appointment via the Symonds & Sampson
Dezives office 01380 710535

Dezives Agricultural
01380 710535
dezives@symondsandsampson.co.uk



Building Plan Pudnell Farm



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THE PROPERTY

Pudnell Farm comprises of a 242 acre ex-dairy farm situated between the villages of Marston and Erlestoke, with close proximity to the market town of Devizes. The holding will be let as a mixed-use farm only, providing an exciting opportunity for an individual to take the farm in a new direction.

The Farmhouse is a 3-bedroom property with a kitchen, living room, two reception rooms, utility room and farm office laid out across the ground floor. The first floor comprises of a large family bathroom and 3 good sized double bedrooms with potential for a fourth bedroom within the attic room. There is oil central heating and septic tank.

There will be no access to the farmhouse on the viewing days, shortlisted tenders being invited to a second viewing of the farm that will include access to the house at that point.

THE LAND

The farm consists of 242 acres, all as one block with the farmhouse and farm buildings at the centre. The majority of land is a grassland mix of different age leys, with some parcels used for growing fodder maize crops.

A mature fruit orchard can be found in close proximity to the farmyard, comprising of a range of different apple and pear varieties. The orchard could provide a added opportunity to those willing to make use of it.

BUILDINGS

The farmhouse is surrounded by multiple traditional red brick farm buildings, which lead onto the modern farm buildings and dairy:

- 1 House
- 2 3 Bay Dutch Barn
- 3 Bay covered Yard

- 4 Shed
- 5 Pole Barn
- 6 Implement Shed
- 7 Silage Clamp
- 8 Cubical Shed
- 9 Covered Yard
- 10 Parlour
- 11 Out of Parlour feed bin
- 12 3Bay Dutch Barn & Lean-to
- 13 Slurry Pit
- 14 Brick Barn
- 15 Stables
- 16 Straw Shed
- 17 3Bay Dutch barn

TENANCY

The tenancy start date is to be agreed between landlord and tenant (25th of March 2025 is the proposed start date) and the emphasis is on finding the right tenant for the holding and its longevity.

SERVICES

Mains water, septic tank and oil central heating.

BIODIVERSITY NET GAIN

Wiltshire Council is developing a BNG plan for the holding which the tenant will be responsible for undertaking. The agreement will form part of the tenancy and the tenant will not be disadvantaged financially because of this. Further details will be provided on the viewing days.

DIRECTIONS

what3words - waltzed.contemplate.fail

LOCAL AUTHORITY

Wiltshire Council – County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN
0300 456 0100

LEASE DETAILS

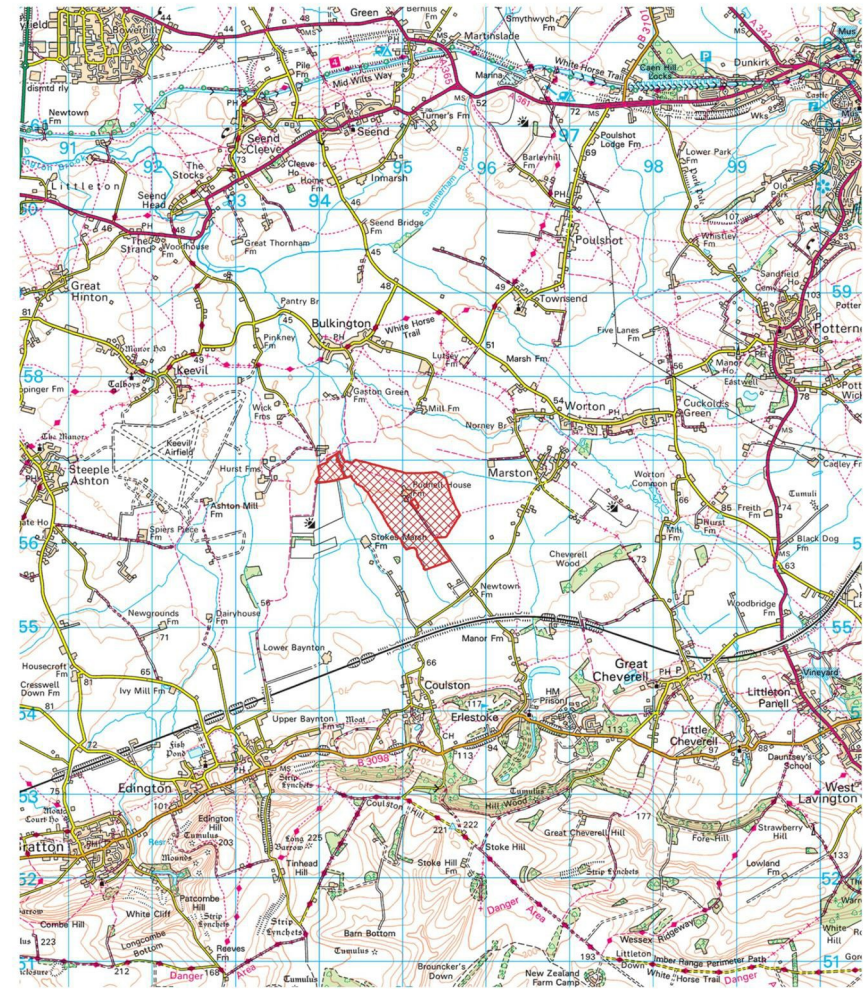
Start date of lease to be agreed between landlord and tenant on 10-year Farm Business Tenancy. Viewings to be held on the 3rd of October and 24th of October strictly by appointment only. Tender deadline is midday 29th November 2024. A shortlist will then be made with potential tenants invited to a second viewing day to view the house and interview at the Council offices in December 2024.

TENDER PACK

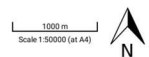
A tender pack is available from the landlord's agent Symonds & Sampson in Devizes on 01380 710535 or devizes@symondsandsampson.co.uk. Following the tender deadline applicants will be short listed and invited to interview. The date for interviews will be confirmed to the successful applicants. Applicants are encouraged to submit a full business plan to support the application.



Location Plan



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01380 710535

devizes@symondsandsampson.co.uk
1 The Grain Store, Manor Farmyard, Manor Farm,
Coate, Devizes, Wiltshire SN10 3LP



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT