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# Fielder & Jones

Valuers, Estate Agents, Auctioneers & Chartered Surveyors

10 Oxford Street  
Malmesbury  
Wilts SN16 9AZ

**For Sale**

**Freehold**

**DANIELS WELL FARM  
FOXLEY ROAD  
MALMESBURY  
SN16 0JE**



**First time on the market in over a century. 57.68 acres of mainly permanent pasture with a five-bedroom house, large garden, yard and farm buildings situated directly to the west of the historic market town of Malmesbury. The farmhouse and buildings are located almost at the centre of the ring-fenced land and are accessed via a tarmac surfaced lane from Foxley Road. EPC - Current: 48(E), Potential 80(C)**

**GUIDE PRICE: £ 1,700,000**



## **Farmland**

The land is mainly permanent pasture and is separated into nine fields with mostly hawthorn hedge boundaries. Two of the fields have river frontage to the Sherston Branch of the River Avon, with the associated fishing rights. More land may be available by separate negotiation.



## **Farm Buildings**

A range of stone and concrete block buildings with corrugated metal sheet roofs - in need of some maintenance and repair. The yard and buildings may have great potential as a development project (subject to the necessary consents).



## **Farmhouse**

The original part of the farmhouse was built in the early 1950s and has had been extended twice since then. The house is constructed of reconstituted stone block elevations under a concrete tile roof and the door and windows are mostly PVCu double glazed units. The garden wraps around three sides of the house and is mainly laid to a south-facing lawn with an orchard at one end and is bounded by a hawthorn hedge.



The ground floor accommodation comprises: entrance lobby, hallway kitchen, two reception rooms, dining room, boot room, rear porch and cloakroom/utility room. On the first floor there are five bedrooms, a landing, the main bathroom, airing cupboard and a shower room. The whole property has recently been re-wired and decorated throughout, but there are still some minor items that require finishing.

## **SUSTAINABLE FARMING INCENTIVE**

Although all the land was registered for the Basic Payment Scheme, no applications have been made for any options available under the Sustainable Farming Incentive.

## **RIGHTS, EASEMENTS, Etc.**

The land is sold subject to all existing obligations, easements, wayleaves, agreements, etc. A number of public footpaths, and one bridleway, cross the land.

## **DEVELOPMENT UPLIFT CLAUSE**

A development uplift clause will be written into the sale contract and will apply to all the land outside the curtilage of the farmhouse, garden and existing farmyard. The intention is to allow agricultural and private equestrian use. The uplift clause will take effect on the occupation/use/sale of any structures(s), change of use, or implementation of any planning permission not covered by the above. The present owners or their successors would then be entitled to 50% of any increase in value of the land, over and above the purchase price

## **FIXTURES AND FITTINGS**

Unless specifically mentioned in these details, fixtures, fittings and garden ornaments are not included in the sale of Daniels Well Farm.

## **COUNCIL TAX**

Council Tax Band "F"

## **ENERGY PERFORMANCE**

Energy Performance Rating:  
Current – 48 (E) Potential – 80 (C).

## **SERVICES**

Mains electricity, metered water supply, private drainage system and oil-fired central heating.

## **PARTICULARS**

These particulars, including any plan, have been prepared in good faith but are a general guide only and do not form part of any offer or contract. All areas measurements, distances, descriptions and photographs should not be relied upon as representations or statements of fact. All potential purchasers shall be deemed to have satisfied themselves as to the accuracy of the particulars and the extent of the property.

## **LOCAL AUTHORITY**

Wiltshire Council,  
Monkton Park, Chippenham,  
Wiltshire, SN15 1ER  
Tel: 0300 456 0100

## **VIEWING**

By appointment only with the Agent,  
Fielder and Jones  
Tel: 01666 822601  
[info@fieldernadjones.co.uk](mailto:info@fieldernadjones.co.uk)

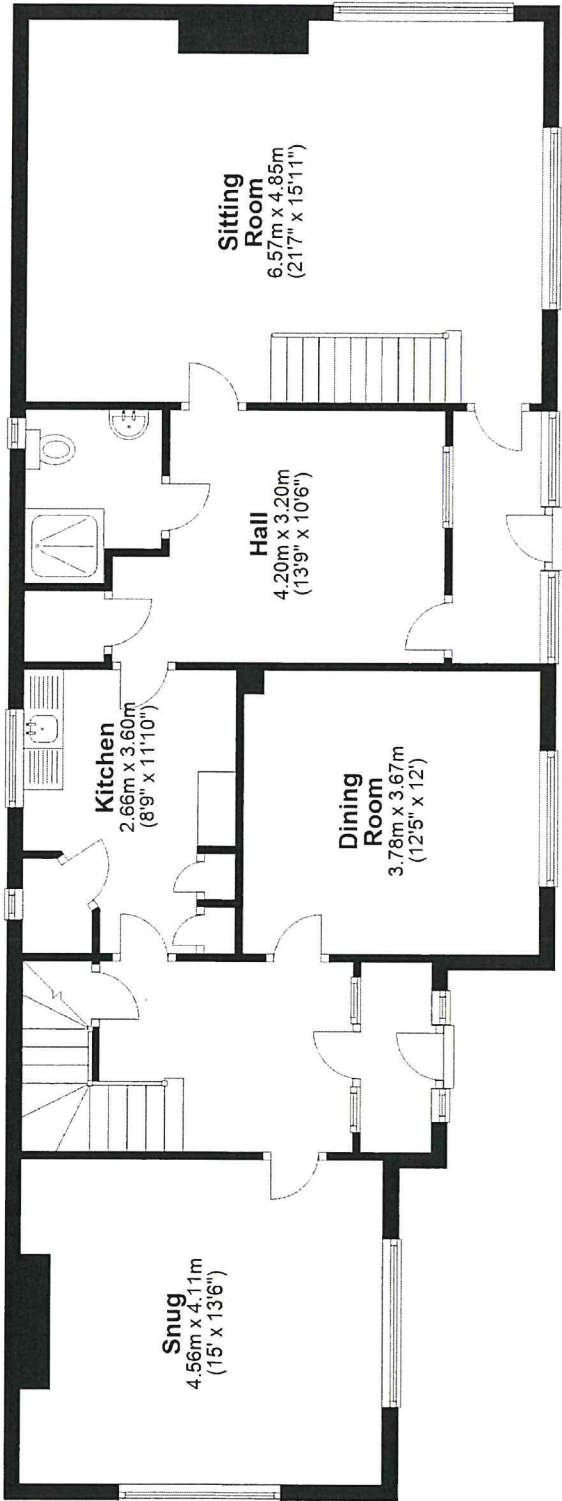
## **NOTE**

In accordance with the Estate Agents Act 1979, Fielder and Jones declares that a member of the firm has a personal interest in the property.



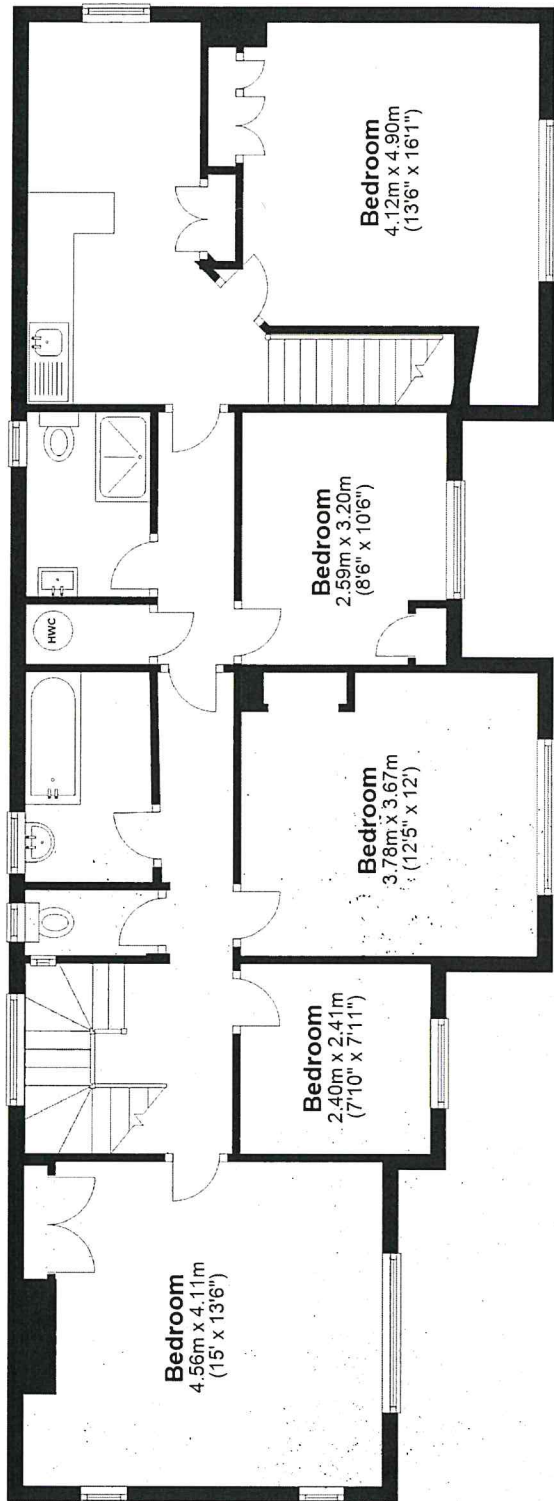
**Ground Floor**

Approx. 110.0 sq. metres (1184.0 sq. feet)



**First Floor**

Approx. 105.8 sq. metres (1139.3 sq. feet)



**Total area: approx. 215.8 sq. metres (2323.3 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misplacement. These plans are for representation purposes only, as defined by RICS code of measuring practice and should be used as such by any prospective purchaser. Specifically, no guarantee is given on the total square footage of the property if quoted on the plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
Plan produced using PlanUp.

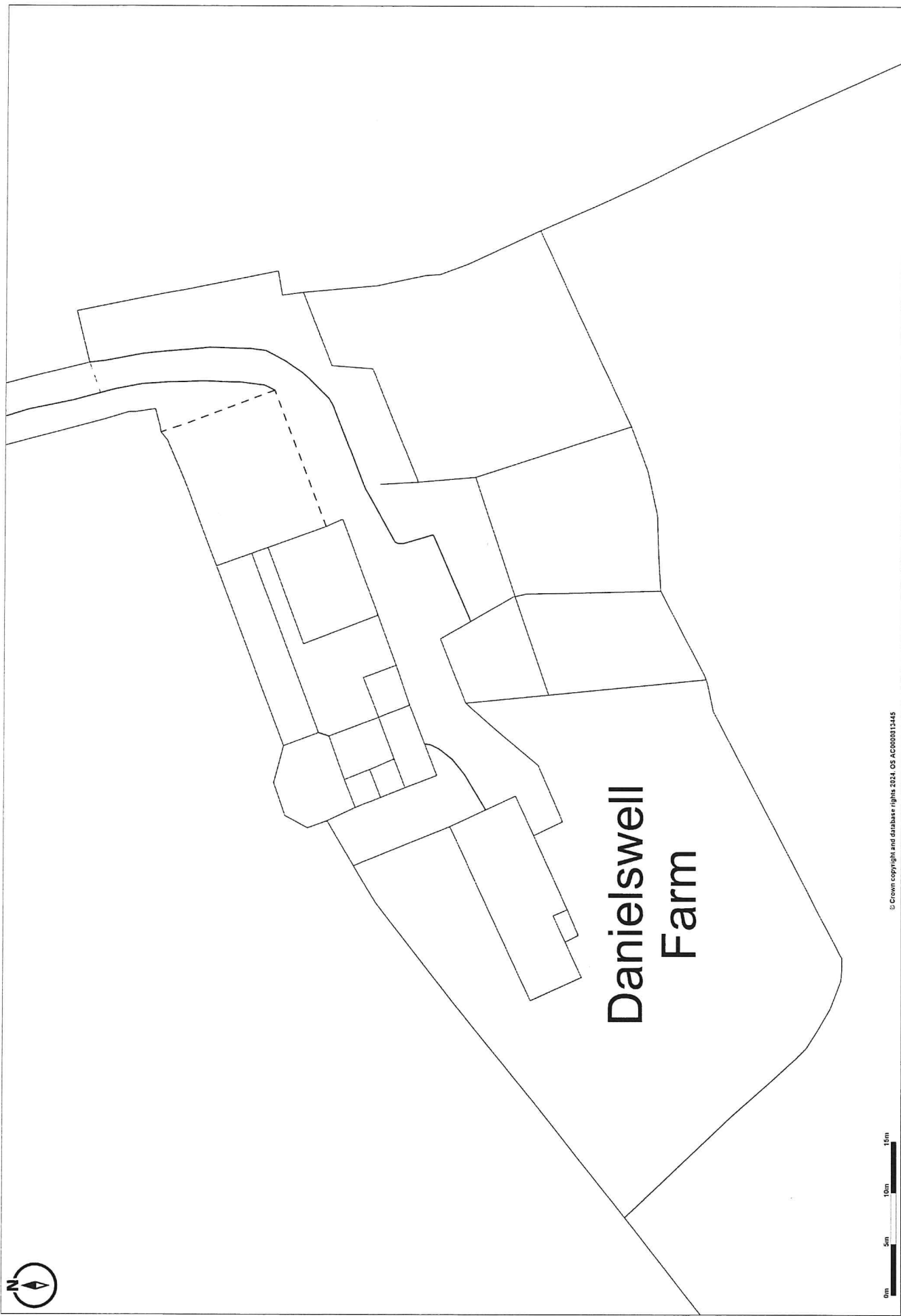


**Aerial Photograph from the South**



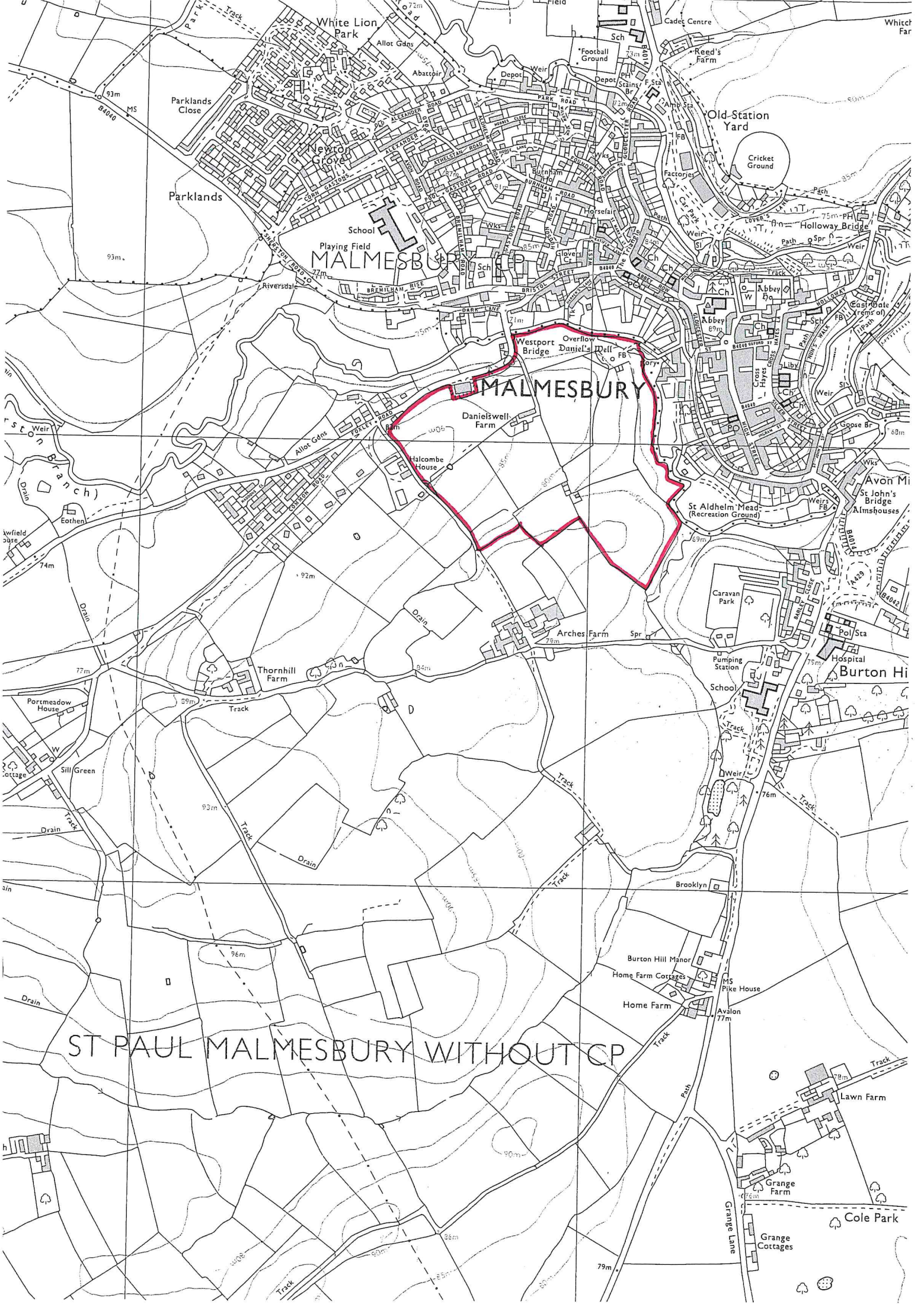
**Aerial Photograph from the West**





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