

# Barns at Church Farm

Lower Seagry, Chippenham, Wiltshire





Exciting development opportunity:  
Three former agricultural barns with  
class Q permitted development to  
create four residential units on the edge  
of a rural village. In all about 7,000 sq ft  
of residential accommodation.

Malmesbury 5 miles, M4 (Jun ion 17) 3 miles, Chippenham train Station 6 miles (London Paddington 70 mins),  
Tetbury 11 miles, Cirencester 17 miles Swindon 16 miles (London paddington 60 mins)  
(Distances and times approximate)

Summary

Lot 1

Guide Price in the region of £465,000 - £520,000  
About 2,443sq ft (227 sq m) with about ¾ of an acre.  
Proposed 3-bedroom detached barn.  
Decision Date: 01 February 2024



Lot 2, 3 & 4

Guide Price in the region of £775,000  
**Lot 2** – Unit 1. About 1,345sq ft (125 sq m) with garden.  
Proposed 2 bedrooms.  
**Lot 3** – Unit 2. About 1,582 sq ft (147 sq m) with garden.  
Semi-detached proposed 3 bedrooms.  
**Lot 4** – Unit 3. About 1,582 sq ft (147 sq m) with garden.  
Semi-detached proposed 3 bedrooms.)



Situation

(Distances and times are approximate)



Church Farm Barns are situated at the end of a private lane and a no through road in the small village of Lower Seagry. The village has a church and the neighbouring village of Upper Seagry has a pub and primary school. The larger village of Great Somerford is just 2 miles away and has a post office/village shop, pub, primary school and many social clubs. Nearby market towns include Malmesbury, Tetbury and Chippenham for everyday shopping facilities and schooling. St Mary's Calne, Pinewood, Beaudesert Park, Westonbirt and the Bath schools are popular private schools. Extensive amenities in the larger local centres of Bath, Bristol and Swindon.



Local sporting opportunities include Golf at Bowood or Minchinhampton; horse racing at Cheltenham, Newbury and Bath; eventing at Dautsey and Badminton; polo at Cirencester and Beaufort; hunting with Duke of Beaufort's hounds as well as easy access to the Cotswold Water Park, Castle Combe for motor sport and Bath Rugby.



Communications are excellent with the M4 Jct 17 (about 3 miles) providing access to Bristol, the south west and Wales. Jct 16 (about 12 miles) for London and Heathrow.



Excellent rail connections from Chippenham and Swindon with services to London Paddington (approx. 70 mins. and 60 mins. Respectively).









# Planning Information

Wiltshire Council.  
 Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses  
 Prior approval granted.

Lot 1: Reference: PL/2023/10825. Decision Date: 01 February 2024  
 Lots 2, 3 and 4: Reference: PL/2024/10810. Decision Date: 07 February 2025

The planning allows for Cotswold stone and wood cladding to ensure the aesthetics blend with the local area whilst maintaining a barn style.

# Property Information

**Services:** Private water and drainage. Mains elericity. Oil central heating. Gigaclear fibre broadband is available. To be connected at purchaser's cost.

**Right of Way:** The vendors and Church Farmhouse reserve the right for access from the Church Farmhouse yard to the paddocks to the east of the barns. The all-weather riding school will be relocated post ex-change of contracts of lots 2, 3 and 4.

Vacant possession on completion.

**Guide Price:** Offers in excess of £1,200,000 as a whole. Also available in two separate lots.

**Local Authority** North Wiltshire District Council.

**Directions (SN15 5EP):** From Great Somerford head towards Sutton Benger. After about 1.7 miles turn left, signposted Lower Seagry. As you enter Lower Seagry take the first right turn towards the church, continue past the church, then take the right-hand drive, through the metal farm gate.

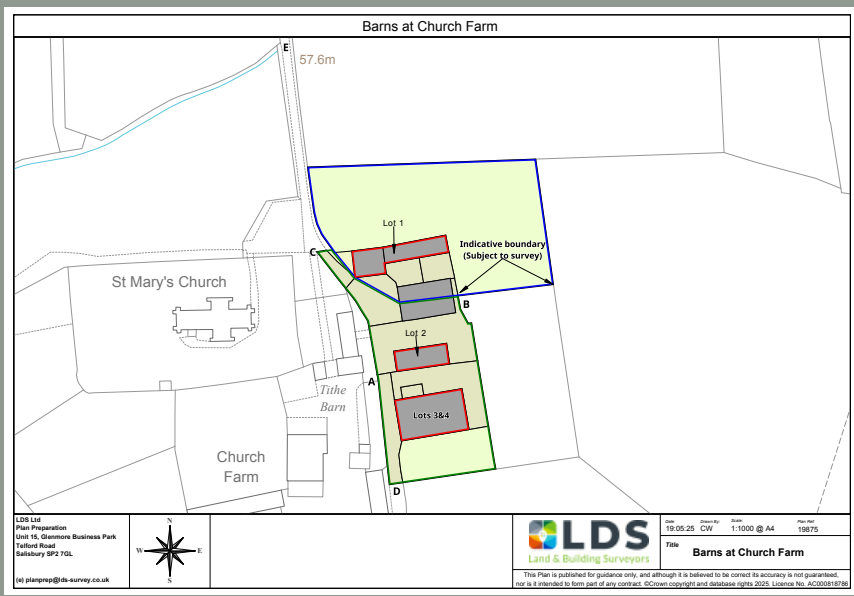
**What Three Words :** /// cunning.seriously.tasty

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area = 493.5 sq.m / 5312 sq.ft  
Outbuildings = 412.94 sq.m / 4445 sq.ft  
Total = 906.44 sq.m / 9757 sq.m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated May 2025.

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