



WESTEND TOWN FARM
MARSHFIELD, SOUTH GLOUCESTERSHIRE

webbpaton

WESTEND TOWN FARM

Marshfield, South Gloucestershire

SN14 8JH

Bath – 8 miles

Chippenham – 10 miles

M4 J18 – 5.6 miles

(Driving distances are approximate)

Available as a whole or up to six lots

Lot 1 – Grade II Listed farmhouse, farm buildings and a further 29.76 acres

Lot 2 – 51.16 acres of arable land

Lot 3 – 14.85 acres of arable land

Lot 4 – 4.10 acre grass paddock

Lot 5 – 3.73 acre paddock (Land at West Littleton Road)

Lot 6 – 26.98 acres of arable land (Land at The Shoe)

Westend Town Farm is situated in a quiet, rural position, in the Cotswolds Area of Outstanding Natural Beauty. The farm lies a few miles south of the M4 and just to the north of Marshfield, which provides access to local services. The hamlet of Westend is accessed via a no-through road, making it a peaceful position for the handful of properties located there.

Westend Town Farm is a mixed arable and pasture farm benefitting from scenic views across the surrounding countryside. It extends to approximately 130.58 acres in total, comprising a substantial five bedroom period farmhouse, a large range of farm buildings, rolling permanent pasture and level arable land.

The property would suit either a 'lifestyle' purchaser or a commercial farmer. Subject to the appropriate consents, the farm buildings could be used for alternative purposes and Lots 4 & 5 could be used as pony paddocks.

The farm has been run as a dairy unit by the Mifflin family

since the early 1960s. It would make an excellent family home with buildings and land.

LOT 1 – Westend Town Farm

Lot 1 comprises Westend Town Farmhouse, over 45,000 sqft of farm buildings, 15.16 acres of permanent pasture and 10.40 acres of temporary grass.

The farmhouse is a south facing Grade II Listed property, dating back to the 17th Century with some later additions. It extends to approximately 293 sqm. The elevations are rendered on the front and of Cotswold stone on the rear, under a Cotswold stone tiled roof. It is subject to an Agricultural Occupancy Condition.

The farmhouse looks over rolling hills to the south and is comfortable and well-presented whilst providing an opportunity for updating. It is double glazed and the principal accommodation comprises:

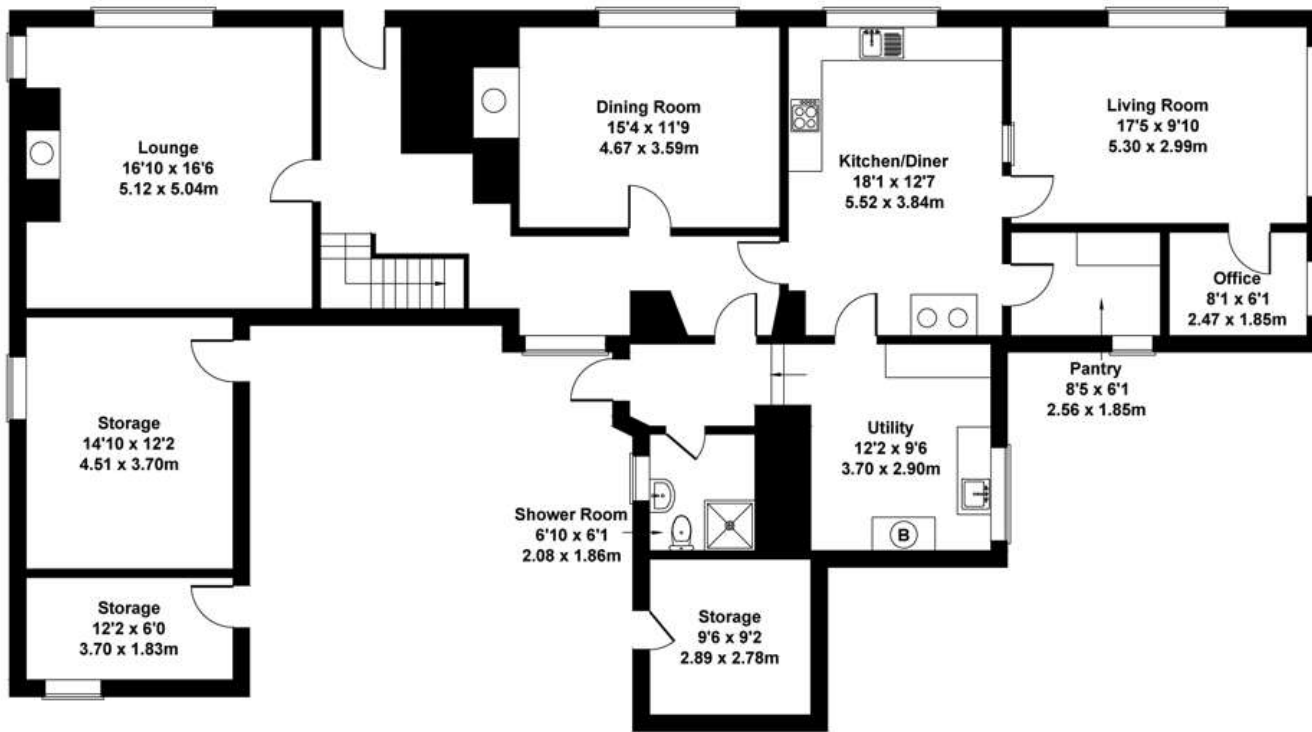
Ground Floor – The principal door opens into a hallway leading to the living room, dining room and kitchen. The kitchen leads onto the study and in turn to the office, as well as to a large utility room and shower / WC. The staircase rises from the hallway and leads to the first floor.

First Floor – From the first floor landing, you can access one single and four double bedrooms, a family bathroom and a shower room.

Externally the farmhouse has a well-maintained garden to the front and east elevations with lawns, flowers and a vegetable area. The farmhouse also has a range of outbuildings to the rear which, subject to the appropriate consents, could enable the expansion of the farmhouse. Parking is to the west of the farmhouse, with a two-bay barn and external concrete area.



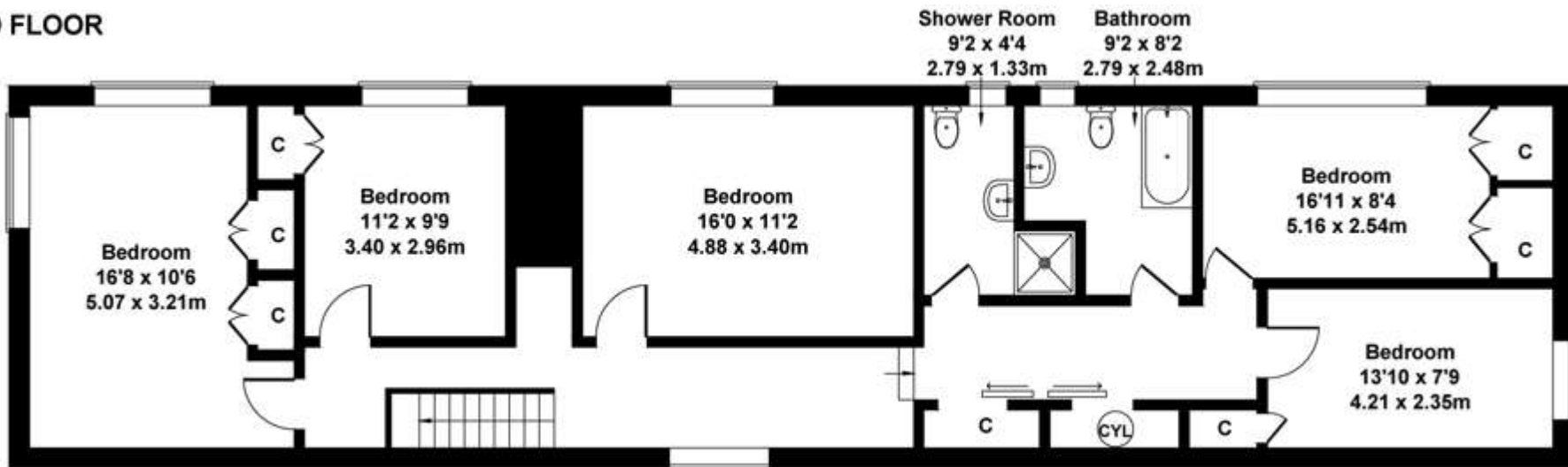
Westend Town Farmhouse – Floor Plan and EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

Approximate Gross Internal Area
3154 sq ft - 293 sq m

GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

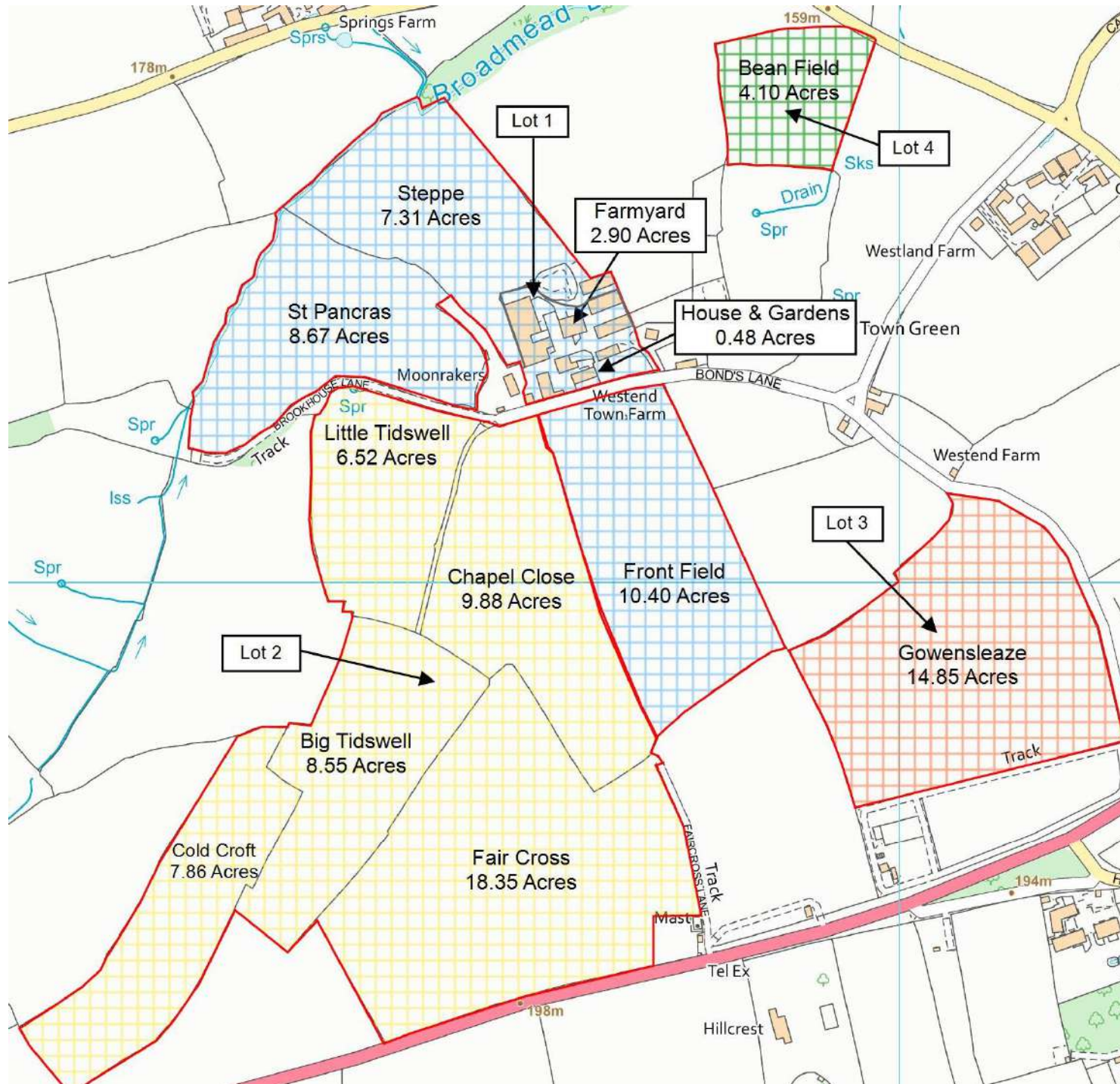


The farm buildings have three access points from the road and have recently been used to house a dairy herd. They are, subject to the appropriate consents, suitable for a range of alternative uses. As well as concreted yards and a range of water troughs at various points, the buildings annotated on the plan comprise:

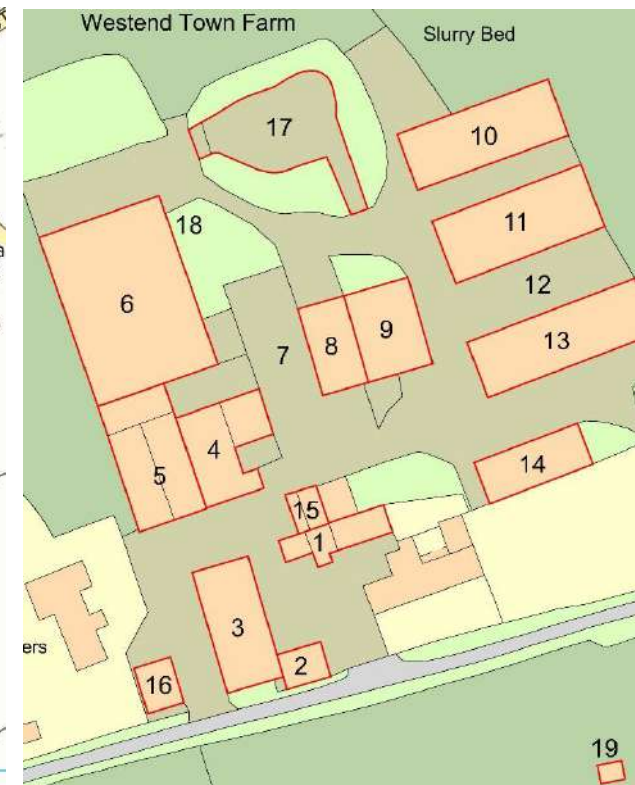
- 1) **Calf Housing** – enclosed traditional stone construction – 139m².
- 2) **Storage Barn** – steel portal frame mono-pitch building, open on two sides – 60m².
- 3) **General Purpose Building** – enclosed steel portal frame building including the remains of a Grade II Listed stone granary – 376m².
- 4) **Dairy Parlour with Extension and Lean-to** – steel portal frame building housing a 16:16 Herringbone parlour with associated pump room – 192m². With adjoining open-sided lean-to – 15m².
- 5) **Cattle Handling Building** – enclosed steel portal frame building – 324m².
- 6) **Cubicle Housing** – enclosed steel portal frame building with 108 cow cubicles and a central feed passage – 988m².
- 7) **Open Grass Silage Clamp** – timber sleeper constructed bunker silo, capacity 650 tonnes grass silage.
- 8) **Covered Silage Clamp with Lean-to** – steel portal frame building covering a bunker silo, capacity 650 tonnes grass silage.
- 9) **Cow Kennels** – 47 covered timber cow kennels.
- 10) **Cattle Housing** – steel portal frame livestock building with overhanging eaves and an open fronted feed passage – 341m².
- 11) **General Storage** – open sided steel portal frame building – 439m².
- 12) **Open Maize Silage Clamp** – bunker silo, capacity 630 tonnes maize silage. Concrete panels & sleeper construction.
- 13) **Cattle Housing** – steel portal frame livestock building with an open fronted feed passage – 501m².
- 14) **Timber Frame General Store** – timber pole barn – 192m².
- 15) **Isolation House** – steel portal frame building – 100m².
- 16) **Hay Store** – traditional Dutch barn – 65m².
- 17) **Slurry Store** – open concrete slurry store with an approximate capacity of 1500m³.
- 18) **Dirty Water Store** – underground tank, with an approximate capacity of 12,000 litres.
- 19) **Borehole** – concrete block building housing the borehole equipment that supplies the farm.



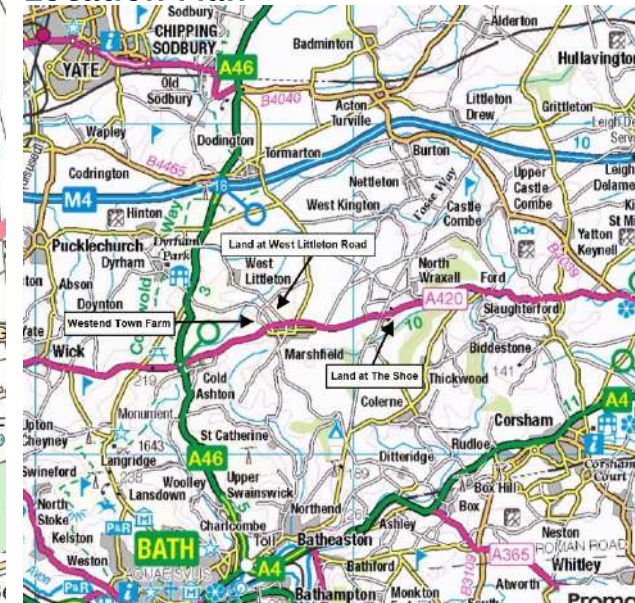
Westend Town Farm Sale Plan - Lots 1, 2, 3 & 4



Enlarged Plan of the Farm Buildings



Location Plan



Lot 1 – Farmland

Lot 1 farmland comprises three fields extending to approximately 26.38 acres (10.68 hectares) hatched light blue on the sale plan. Front field comprises a level field of temporary grass, classified as Grade 3 and described as being shallow lime-rich soils over chalk or limestone. St Pancras and Steppe comprise two fields of permanent pasture which slope towards Broadmead Brook to the north. They are described as being lime-rich loamy and clayey soils with impeded drainage.

Access to the farmland is obtained from two gateways off Bonds Lane into Front Field and St Pancras and through the farmyard. The boundaries consist of dry stone walls, mature trees and hedgerows and stock proof fencing with the land used for the grazing of cattle for many years.



LOT 2 – 51 Acres

Lot 2 comprises five fields of temporary grassland extending to approximately 51.16 acres (20.71 hectares). The land is predominately level with the exception of Cold Croft and part of Big Tidswell which slope to the north. The land is classified as Grade 3 and described as being shallow lime-rich soils over chalk or limestone.

Access to Lot 2 is obtained from two gateways off Bonds Lane into Chapel Close and Little Tidswell and two gateways off the A420, one into Fair Cross and the third into Cold Croft. The access into Cold Croft is via a prescriptive right of way over third party land which has been established over a long period of use. The boundaries consist of dry stone walls and stock proof fencing with the land used for a combination of arable cropping and the grazing of cattle over the years. Please note, an area around the mast in the south-east corner of Fair Cross is excluded from the sale.

LOT 3 – Gowensleaze

Lot 3 comprises a single field of arable land extending to approximately 14.85 acres (6.01 hectares) hatched orange on the sale plan. The field is level, classified as Grade 3 and described as being shallow lime-rich soils over chalk or limestone. Access to Lot 3 is obtained via two gateways off Bonds Lane from the east and via the gateway in the south-east corner of Front Field in Lot 1.

The boundaries consist of dry stone walls and stock proof fencing with the land used for a combination of arable cropping for many years.





LOT 4 – Pony Paddock

Lot 4 comprises a single grass paddock extending to approximately 4.10 acres (1.66 hectares) hatched green on the sale plan. The field has an undulating topography, is classified as Grade 3 and is described as being lime-rich loamy and clayey soils with impeded drainage. Access to Lot 4 is obtained via one gateway off Middledown Road from the east.

The boundaries consist of dry stone walls, mature trees and hedgerows and stock proof fencing with the land used for the grazing of cattle and hay making for many years. This field is ideal for those with equestrian and/or amenity interests.

LOT 5 – Land at West Littleton Road

Lot 5 is off lying from the main farm, located approximately 0.8 miles west of the farmyard, just north of the village of Marshfield. Lot 5 comprises a single paddock extending to approximately 3.73 acres (1.51 hectares) hatched dark blue on the sale plan.

The field is level, classified as Grade 3 and described as being shallow lime-rich soils over chalk or limestone. Access to Lot 5 is obtained via the gateway off West Littleton Road from the southern corner. The boundaries consist of dry stone walls and stock proof fencing with the land used for arable cropping recently. At the purchaser's request, the vendors will reseed to grass if necessary.



LOT 6 – Land at The Shoe

Lot 6 is off lying from the main farm, located approximately 2.5 miles west of the farmyard, immediately south of the hamlet known as The Shoe. Lot 6 comprises two arable fields extending to approximately 26.98 acres (10.92 hectares) hatched purple on the sale plan.

The fields are gently sloping, classified as predominately Grade 3 and described as being shallow lime-rich soils over chalk or limestone. Access to Lot 6 is obtained via two gateways off the A420 to the north and one gateway off the unnamed public road to the west. The boundaries consist of dry stone walls, woodland and stock proof fencing with the land used for arable cropping for many years.

Lot 6 will be subject to an overage clause, which will be triggered through a change of use to residential or commercial.



SCHEDULE OF AREAS

Lot	Name	Field Parcel	Use	Ac	Ha
1	Farmhouse	ST7674 7019	House & Garden	0.48	0.19
1	Farmyard	ST7674 6726	Yard & Buildings	2.90	1.17
1	St Pancras	ST7674 4426	Permanent Pasture	8.67	3.51
1	Steppe	ST7674 5733	Permanent Pasture	7.31	2.96
1	Front Field	ST7674 7704	Temporary Grass	10.40	4.21
2	Cold Croft	ST7673 3065	Lucerne	7.86	3.18
2	Big Tidswell	ST7673 4882	Temporary Grass	8.55	3.46
2	Fair Cross	ST7673 6374	Temporary Grass	18.35	7.43
2	Chapel Close	ST7673 6398	Temporary Grass	9.88	4.00
2	Little Tidswell	ST7674 5209	Temporary Grass	6.52	2.64
3	Gowensleaze	ST7773 0893	Maize	14.85	6.01
4	Bean Field	ST7674 8946	Permanent Pasture	4.10	1.66
5	West Littleton Rd	ST7774 5728	Maize	3.73	1.51
6	Windmill	ST8074 9409	Maize	13.24	5.36
6	Salisbury Plain	ST8174 0916	Temporary Grass	13.74	5.56
			Total	130.58	52.85

IMPORTANT NOTICE

WebbPaton LLP for themselves and the vendors or lessors of this property whose agents they are, give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton LLP or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been checked and completed by WebbPaton LLP and the purchaser(s) will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

ADDITIONAL INFORMATION

Method of Sale: Westend Town Farm is offered for freehold sale with vacant possession in six lots.

Data Room: A data room has been set up and will be password protected. Details of access will be provided by the vendor's agents.

Basic Payment Scheme: The land is registered on the Land Parcel Information System. The payment for the BPS runoff period will be retained by the vendors.

Countryside Stewardship Scheme: Part of Westend Town Farmland is subject to a Mid-Tier Countryside Stewardship Scheme running until 31st December 2027. The annual payment is approx. £2,271. The vendor will transfer the agreement to the purchaser if required. Further details are in the data room.

Sporting Timber and Mineral Rights: The sporting timber and mineral rights are, as far as they are owned, included in the freehold sale.

Easements, Wayleaves and Rights of Way: The property is offered as appropriate with rights of way, either public or private, wayleaves and easements, whether or not these are specifically referred to.

Lotting: In the event the estate is sold in lots, provisions will need to be made regarding services, rights of access and boundary responsibilities.

Overage: The area in Lot 6 hatched yellow will be subject to an overage provision if sold other than for agricultural or equestrian use. The provision will apply on implementation of a change of use or sale. It will last for 30 years and require payment of 30% of the increase in value.

Local Authority: South Gloucestershire Council.

Council Tax: Westend Town Farmhouse is in Band F.

Ingoing valuation: In addition to the purchase price, the purchaser will be required to pay for stocks and crops/produce in store at valuation in accordance with normal CAAV practice.

Services: Westend Town Farm benefits from a single-phase electricity connection to the house and buildings. Please refer to the water plan documents in the data room for information on the mains and borehole water services available at the property. Drainage at the farmhouse is via a septic tank located in the garden. The farmhouse is heated via oil fired central heating and two log burners.

Fixture and Fittings: All fixtures, fittings and chattels, whether referred to or not, are specifically excluded from the sale, including carpets, curtains, light fittings, freestanding domestic and electrical items, garden machinery and agricultural machinery.

Valley View: WebbPaton LLP are separately instructed to market Valley View House and gardens. Valley View comprises a three bedroom detached house, subject to an Agricultural Occupancy Condition, accompanied by five acres of land. Please enquire for further details.

Planning: Westend Town Farmhouse is subject to an Agricultural Occupancy Condition imposed in 1996 when planning permission for Valley View was granted. Further details are in the data room.

Viewing: Viewing is strictly by prior appointment. Please contact Pippa Wildern or Mark Webb at WebbPaton LLP on 01793 842055

pwildern@webbpaton.co.uk

mark@webbpaton.co.uk

WebbPaton LLP Rural & Commercial Valuers

The Dairy, Hook, Royal Wootton Bassett, Wiltshire, SN4 8EF

T: 01793 842055

E: post@webbpaton.co.uk

