

PRY FARM

The Pry, Purton, Swindon SN5 4JP



AJW

LAND & DEVELOPMENT

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Swindon Railway Station 5.5 miles, Cirencester 12.5 miles,
M4 (junction 15) 4.5 miles, Oxford 34.5 miles, Bath 38 miles,
London 85 miles
(all distances and times approximate)

A beautifully situated smallholding ideally suited
for equestrian, agricultural or amenity use.

PRY FARMHOUSE

2 reception rooms, kitchen/ breakfast room,
conservatory, utility, dining room, 3 bedrooms,
2 bathrooms, attractive gardens and a triple car port.

A well equipped double bedroomed annexe

Traditional barn with the potential for change of use
subject to planning

Stables, farm buildings & pasture paddocks

Extending in all to about 3.86 acres (1.56 hectares)
For sale by private treaty

Guide Price £1,500,000



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SITUATION

Pry Farm is situated in open countryside near to the west side of the town of Swindon. Travelling connections are excellent with the M4, Junction 16 about 4.5 miles distant and Swindon Railway Station about 5.5 miles putting London (Paddington) within about 1 hours travelling time.

There are an excellent choice of schools and colleges in the area. Swindon provides a wide range of shopping facilities.

Recreational opportunities in the area include Swindon Town Football Club, Cotswold Waterpark, Bath, Newbury and Cheltenham racecourses, Badminton Horse Trials, Cirencester Polo, a good availability of golf courses and further equestrian facilities.



FARMOUSE

Pry Farmhouse is a beautifully presented and well-maintained period dwelling set in north Wiltshire. The original building is believed to date back to 1689.

The ground floor provides living and drawing rooms. The well equipped kitchen and breakfast room also benefits from an adjacent utility room providing additional storage for convenience.

The rear door brings you into the conservatory with views of the gardens and grounds.

On the first floor there are three large double bedrooms and two bathrooms with separate showers.

The second floor comprises three attic rooms with the potential to convert into further bedrooms, subject to planning.



The Farmhouse

The farmhouse benefits from a separate annexe attached to the house which includes a fitted kitchen and living space, shower room and on the first floor a double bedroom.

The gardens are accessed via the main or side driveway and are private with westerly views of the surrounding countryside. The garden is laid to lawn with mature flower beds, vegetable gardens and a patio to the rear. Beyond the gardens are stockproof fenced paddocks.



Traditional Barn



TRADITIONAL BARN

An attractive building (17.99m x 7.20m) situated to the north of the farmhouse. It is constructed of natural stone elevations under a pitched blue slate roof. The barn has potential to convert into commercial or residential use, subject to planning.

THE BUILDINGS

There are a range of buildings which can be accessed from two entranceways separate to the main driveway to the farmhouse. The buildings comprise of:

1. A stable block (27.09m x 4.28m) comprising 3 boxes, tack room and a feedstore.
2. Cattle shed (21.10m x 9.93m) of concrete block elevations under a pitched, corrugated roof with concrete floor and open sides. The building contains internal bull pens.
3. Covered yard (30.91m x 22.53m) of seven bay, steel portal frame construction, clad with part concrete block, part corrugated sheets under a pitched corrugated roof with concrete floor.
4. A Dutch Barn (13.74m x 7.26m) of three bay, with a lean-to.
5. Covered yard (63.03m x 19.89m) of nine bay, steel portal frame construction, clad with part concrete block, part Yorkshire Boarding under a pitched corrugated roof with concrete floor.

The buildings have the potential to be converted into equestrian use, subject to planning.





The Annexe



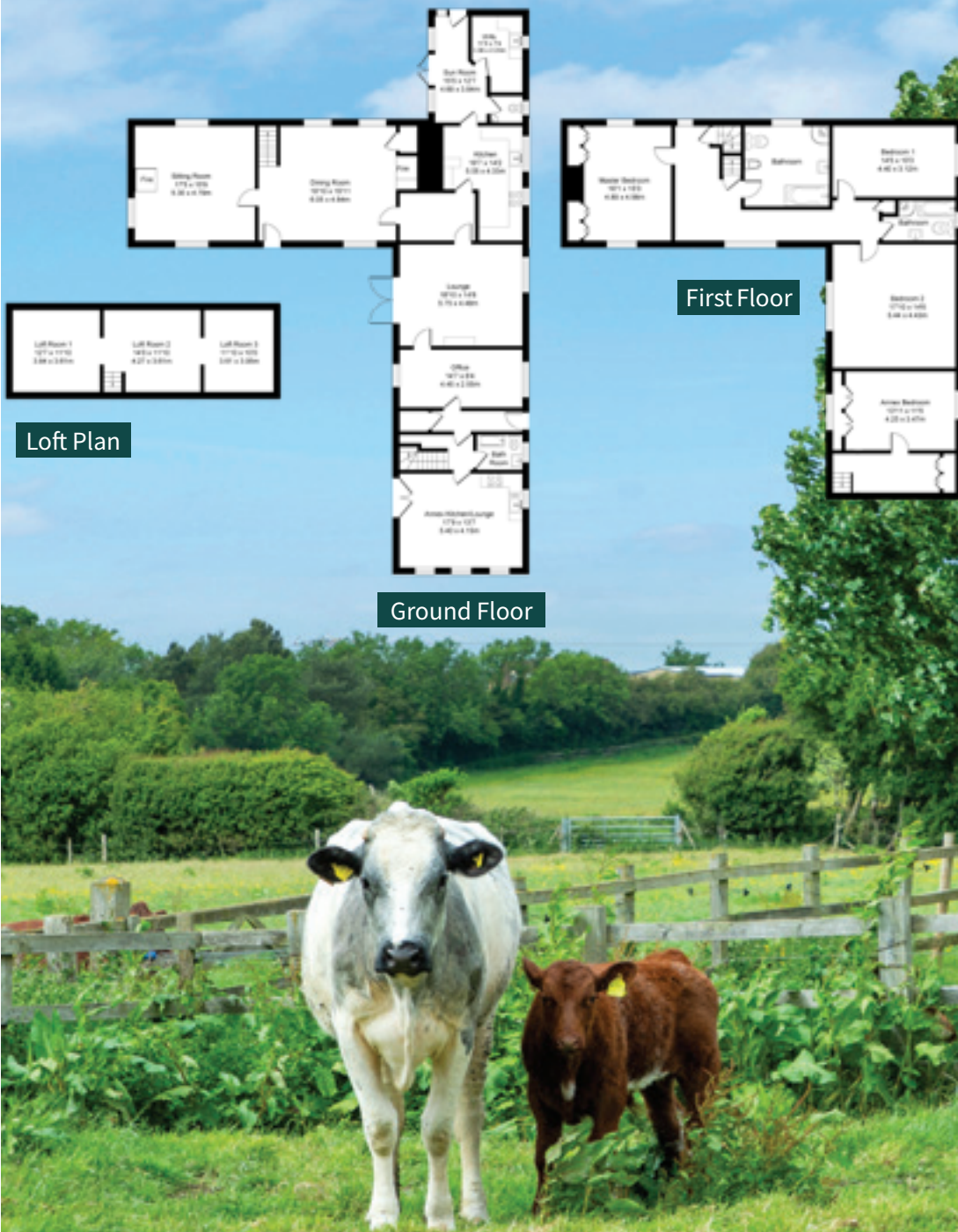
The Annexe

DIRECTIONS

From Cirencester take the Cricklade junction off the A419. In the town centre take a left at the roundabout and straight over the second roundabout. Continue on the B4553 Cricklade Road for appropriately 3 miles and the property will be found on the right hand side.

From M4 motorway, Junction 16, head in a northerly direction along the B4534. At the Tewkesbury Cross roundabout take the first exit along Tewkesbury Way for approximately 1 mile. Turn right onto The Elms which becomes Washpool. Turn left onto The Pry. At the T Junction turn left on to the B4553 heading towards Purton. In approximately 1 mile the property will be found on left hand side.





METHOD OF SALE

The property is freehold and is offered for sale by private treaty as a whole.

VIEWING

Strictly by prior appointment through the Selling Agents (01666 318 992).

FIXTURES AND FITTINGS

Those fixtures and fittings not mentioned in the sale particulars are not included in the sale.

SERVICES

Electricity: Mains electricity is connected to the farmhouse.

Water: Mains metered water is connected to the farmhouse and some of the buildings and the paddocks.

Drainage: The farmhouse has a private tank drainage system.

Heating: The farmhouse is heated through an oil fired central heating system.

Broadband: The farmhouse is connected to BT. Gigaclear Fibre Optic is available.

TOWN AND COUNTRY PLANNING

- The farmhouse is Grade II Listed.
- A number of planning applications were approved by Wiltshire Council in 2001.
- The Pry area generally is being promoted for development in the future.

TENURE AND POSSESSION

The property is freehold. The paddocks and farm buildings are subject to a Farm Business Tenancy which will terminate on 31st October, 2022.

LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER. Tel: 0300 4560 1000.

RIGHTS AND EASEMENTS

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreement if any affecting the same.

Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES.

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These particulars are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. In line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Particulars created: June 2022.