

FOX MILL FARM

The Fox, Purton, Wiltshire SN5 4EF



MOORE ALLEN
& INNOCENT

SITUATION

Fox Mill Farm is located to the west of the major town of Swindon in an area of pretty countryside. It is situated close to the small market town of Purton which provides a range of shops and a doctor's surgery. The much larger centre of Swindon provides a wide range of shopping and other day to day facilities. This includes mainline rail services to London (Paddington), which puts the capital at just over one hour's travelling time away. The M4 motorway (junction 16) is only about 5 miles distant, putting not only London, but also several other major centres, within easy motoring distance.

Schooling in the area is first class, with several well known private schools within daily travelling distance, including Westonbirt, Beaudesert, Pinewood, Marlborough College, St. Mary's Calne and the Cheltenham Colleges.





FOX MILL FARM

The Fox, Purton, Wiltshire SN5 4EF

Purton ¼ mile, Swindon Town Centre 4 miles, Cricklade 4½ miles,
Royal Wootton Bassett 4 miles, Swindon Railway Station 4 miles
(London, Paddington from 60 minutes),
M4 Motorway (Junction 16) 5 miles
(all distances and times approximate)

An attractive residential pasture farm in an excellent location

- Detached period farmhouse (formerly a mill) with integral bedsit
- 4 reception rooms, 4 bedrooms, 3 bathrooms
- Delightful grounds, including an ornamental lake
- Useful range of farm buildings set away from the farmhouse
- Well fenced pasture fields and woodlands in a pleasant setting

In all about 118.52 acres (47.96 hectares)

For sale by private treaty as a whole

**MOORE ALLEN
& INNOCENT**

33 Castle Street, Cirencester, Gloucestershire GL7 1QD

01285 648115 farmsales@mooreallen.co.uk

mooreallen.co.uk

THE PROPERTY

Fox Mill Farm is a delightful small grassland farm, set in a quiet rural position but close to the major centre of Swindon. The farm lies within a ring-fence and is approached over a private drive crossing two cattle grids to a gravel parking area to the front of the house. The property is a haven for wildlife and fauna.

Fox Mill Farmhouse

The farmhouse is situated in a wonderful, private position bounded by its own gardens, grounds, an ornamental lake and the surrounding farmland. The house is an attractive detached, period dwelling mainly constructed of stone with some red brick elevations under a pitched, blue slate roof. The older element of the house was formerly a mill house known as Purton Mill, which was extended and much improved by the previous owners. A particular feature of the house is the large ornamental lake to the rear of the dwelling which is overlooked by the house.

The accommodation extends to over 300 m² and provides versatile living space which could be altered to suit the individual needs of a buyer subject to obtaining any relevant planning or other consents.

The entrance porch opens into a substantial entrance hallway with a stone floor and stairs leading to the first floor. To one side there is a cloakroom. A door opens into the conservatory with tiled floor and a garden door opening to an attractive terraced area. The library is a fascinating room with exposed beams and numerous bookshelves. A door opens into the sitting room, a comfortable room with an open fireplace with cut stone surround and hearth. The kitchen contains a range of timber base and wall units fitted with a single drainer sink and an integral hob and oven. Adjoining this there is the utility room with wall cupboards and an adjoining cloakroom with a wash hand basin and plumbing for a washing machine. The rear lobby leads to the back door.

The living accommodation is extended on the first floor from a majestic landing which gives access through double doors to the drawing room, a light and airy room which provides a wonderful perspective of the adjoining gardens, grounds and the ornamental lake. This is overlooked from an external balcony which is accessed from the drawing room through double doors. The drawing room itself has a triple aspect, a timber floor and an open fireplace with an ornate surround and mantle shelf.

From the main landing an inner landing gives access to three bedrooms, one of which is en-suite, and a family bathroom.

Bedsit

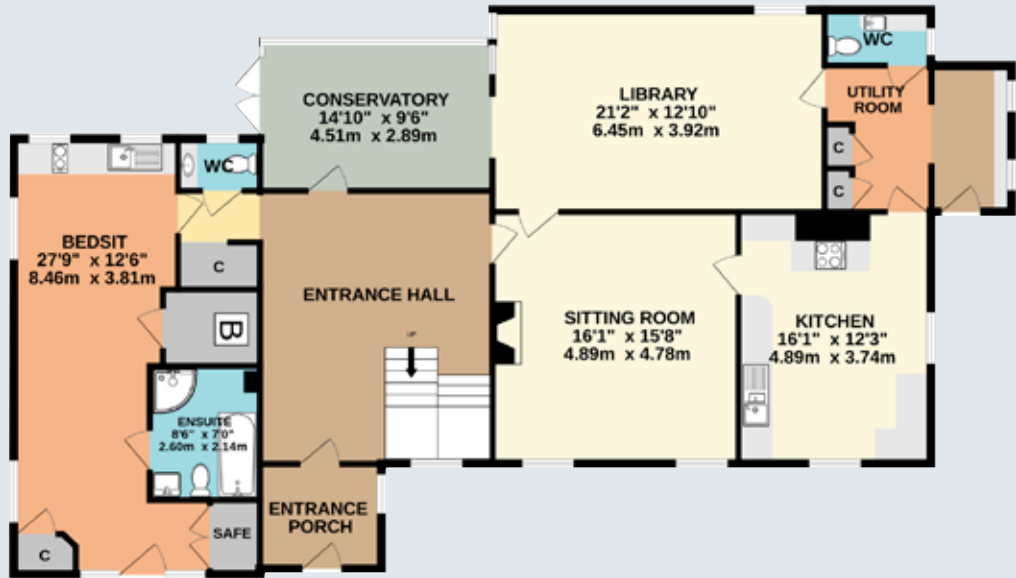
At the western end of the house, on the ground floor, there is an integral bedsit. This contains double opening garden doors, kitchen base units containing a single drainer sink and an integral hob and oven and an en-suite bathroom. The bedsit also contains the boiler room with a Boulter Pathfinder oil-fired boiler which heats the central heating for the house.



Bedsit

FOX MILL FARM

Total Approx Floor Area
304.1 sq.m. (3,273 sq.ft.) approx
Not to scale. For identification purposes only



Ground Floor
1,727 sq.ft. (160.4 sq.m.) approx



First Floor
1,547 sq.ft. (143.7 sq.m.) approx



The Gardens and Grounds

The house stands in an area of gardens and grounds extending to nearly 7 acres, in a beautiful setting. A stream runs along one side, fed by the ornamental lake through a sluice gate. The lake is a feature of the property and is bounded by landscaped grounds which include stands of trees and shrubberies.

Adjoining the house there is a range of three Cotswold stone garden stores. Beyond the house, on its eastern side, there is a concrete yard bounded on one side by a three bay garage of stone and concrete block construction with three “up and over” doors. Opposite this is a stable building of concrete block and stone construction under a pantile roof containing three loose boxes and a generator room.



The Farm Buildings:

The buildings are situated to the north-west of the house and are accessed from the house over a gravel drive. There is a secondary access onto the public highway from the rear of the buildings. The buildings comprise a useful range of contemporary structures which for many years housed a

pedigree Charolais beef suckler herd and its progeny. They briefly comprise:

Cattle building (31.30m x 30.30m) of six bay, steel portal frame construction with lean-tos either side.

Fodder barn (24.40m x 12.10m) of four bay, steel portal frame construction.

Storage building (22.80m x 4.30m) of five bay, steel frame mono-pitch construction.

Storage building (11.30m x 4.37m) of three bay, metal frame construction.

The buildings are bounded by extensive concrete yard areas.



The Farmland & Woodland:

The land lies in a ring-fence bounding the farmhouse and the farm buildings. The farmland extends to 99.92 acres (40.44 hectares) with a further 7.35 acres of woodlands which are scattered across the land in an attractive setting. The farmland is all in permanent pasture. The field enclosures are all in stock-proof condition, mainly fenced with post and wire with well-established hedgerows around the boundaries. Most of the field enclosures are provided with water to troughs from the mains supply.

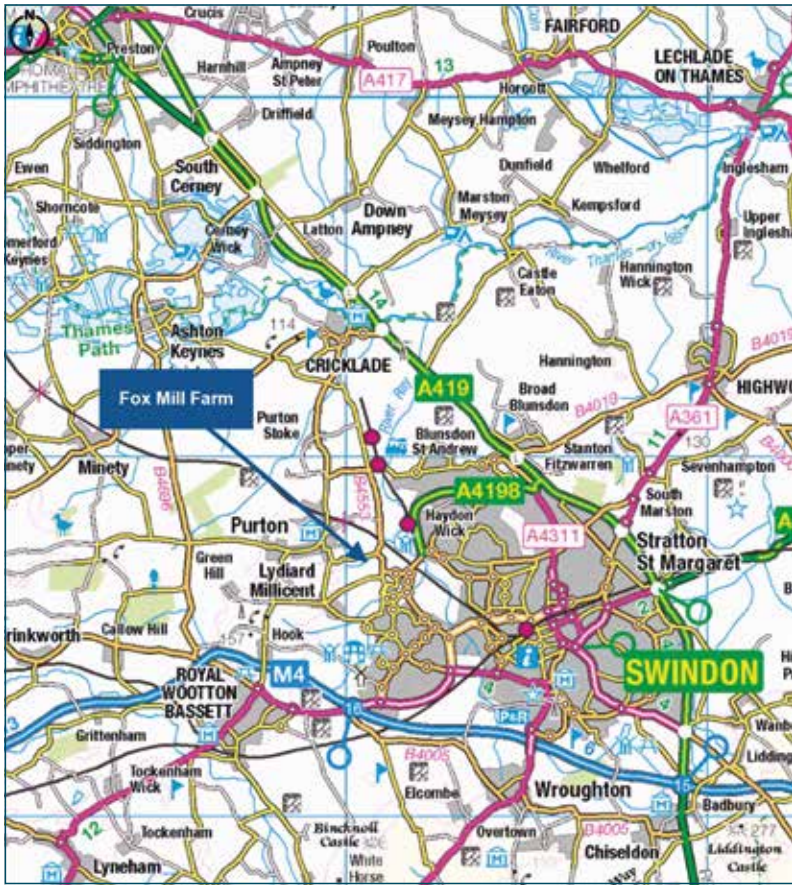
The soils are mainly Grade 3 and are described as lying within the Sherborne Series.

The land is situated in a beautiful setting which is gently undulating. It is a haven for wildlife. There are three further points of vehicular access from the public highway.





Not to scale. For identification purposes only



DIRECTIONS

Fox Mill Farm is situated in the hamlet of The Fox, which itself lies about $\frac{3}{4}$ mile to the south east of the market town of Purton in North Wiltshire. From Purton town centre, adjacent to the Post Office, turn into Church Street signposted to the Church. On leaving the town, take the turning to the left into Church End, signposted to The Fox and St Mary's Church and follow the road past Purton House as far as The Fox. The entrance to Fox Mill Farm will be found after a short distance on the right hand side.

From M4 Motorway Junction 16, take the A3102 road signed

for Royal Wootton Bassett. After about 2 miles, on reaching the Coped Hall Roundabout, take the third exit signed for Purton. Follow this road over the M4 bridge, through Hook and Greatfield and take the turning on the right signposted for Lydiard Millicent. On reaching the village, go past the church and bear left at the mini - roundabout signed for Purton. Continue for Purton, and after $\frac{3}{4}$ mile, take the turning on the right signed for The Fox and St Mary's Church. Follow this road as if approaching from Purton town centre.

The postcode is SN5 4EF.

what3words: originals.quit.juggler



GENERAL INFORMATION

METHOD OF SALE

The Property is freehold and is offered for sale by private treaty as a whole, with vacant possession on completion.

VIEWINGS

Strictly by prior appointment through the Sole Selling Agents (01285 648115).

SERVICES

- Water: mains metered water is connected to the farmhouse, to the farm buildings and to water troughs serving the land. There are three separate water meters.
- Electricity: mains electricity is connected to the farmhouse and to most of the farm buildings.
- Drainage: the farmhouse is connected to a package sewage treatment plant.
- Heating: the farmhouse has the benefit of oil-fired central heating.
- Broadband: the farmhouse is connected to BT Broadband.

Please note buyer(s) will need to satisfy themselves as to all mains connections.

TENURE AND POSSESSION

The grassland is currently occupied under the terms of a licence agreement which will be terminated prior to completion.

Several public footpaths cross Fox Mill Farm as indicated on the Information Plan.

The owners of a property known as 'The Milk House', situated adjoining the western boundary of Fox Mill Farm, together with the users of Purton Cricket Club, have rights of access over the track that runs along part of the western boundary of the Property.

A row of electricity pylons cross the Property.

Three oil pipelines run through the Property, as indicated on the Information Plan. Of these, it is understood that two are in the ownership of the Ministry of Defence (of which only one is still utilised) and the third was installed by ESSO Petroleum Ltd.

LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109.

COUNCIL TAX

Fox Mill Farmhouse is registered in Band 'G' for the Council Tax.

Charges for 2025/2026 are £3,495.96.

EPC RATING

Fox Mill Farmhouse – F.

FIXTURES AND FITTINGS:

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

TOWN AND COUNTRY PLANNING

The Property lies outside of a Conservation Area or an Area of Outstanding Natural Beauty.

None of the structures are listed, although Fox Mill Farmhouse is recorded as a Monument (under the name of Purton Mill), having been rebuilt during the 19th Century "probably on the site of the 13th Century Mill constructed by Abbot William of Colerne and mentioned in the Malmesbury Register".

A further monument is recorded in field 3508 as a Saxon burial ground.

DEVELOPMENT UPLIFT

The Property is being sold subject to an overage agreement, which the buyer(s) will be required to enter into. This will comprise a payment to the Seller of 25% of the uplift in the value of the Property resulting from the grant of planning consent for more than one residential dwelling, for commercial development or for solar farm development, less the costs incurred in securing the consent, for a period of 25 years from completion. Each such development will trigger overage. For the avoidance of doubt, consents for the erection of agricultural or equestrian buildings will not trigger the overage.

INGOING VALUATION

It is not anticipated that there will be an ongoing valuation of any nature.

GRANT SCHEMES

There are no grant schemes of any nature in connection with the farmland or the woodlands.

SPORTING, TIMBER AND MINERALS

The sporting rights, standing timber and mineral rights, as far as they are owned, are included in the sale.

ONLINE DATA ROOM

Further information about the Property is available in an online data room. Please contact the Selling Agents for the login details.

SELLER'S SOLICITOR

Farrer & Co LLP, 66 Lincoln's Inn Fields, London WC2A 3LH. Telephone: 020 3375 7000.

SALE PLAN AND PARTICULARS

Moore Allen & Innocent LLP for themselves and for the Seller of this Property, whose Agents they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending buyers and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, areas, references to condition and necessary permission for use and occupation, and the other details, are given in good faith and are believed to be correct, but any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Moore Allen & Innocent LLP has any authority to make or give any representation or warranty whatsoever in relation to the Property;
- no responsibility can be accepted for any expenses incurred by intending buyers or their agents; and
- while we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you should contact our office to register your interest to make sure that you are kept informed in relation to the progress of the sale.

MONEY LAUNDERING REGULATIONS

Prospective buyers should be aware that in the event they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations.

