

# LYPE FIELDS FARM

Charlton, Malmesbury, Wiltshire



LAND & DEVELOPMENT

## SITUATION

The property is situated to the east of the village of Charlton in the rural County of Wiltshire and approximately two miles east of the historic market town of Malmesbury. The farmland and buildings are situated in two blocks with frontage to the B4040 Charlton Road.





# FARMLAND & BUILDINGS

Lype Fields Farm, Charlton,  
Malmesbury, Wiltshire

Malmesbury 3 miles, Tetbury 6 miles, Cirencester 9 miles,  
Bath 27 miles, Cheltenham 27 miles. M4 (J17) 7 miles  
(*all distances approximate*)

Attractive parcels of permanent grassland

**A range of newly built modern livestock buildings,  
built to AFU standards, with a total gross internal area of  
about 2,540 m<sup>2</sup> (27,340 ft<sup>2</sup>)**

In all about 126.29 acres

Available as a whole or in up to three lots

For Sale by Private Treaty



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## THE FARMLAND

The farmland is all in permanent grass and extends to approximately 122.66 acres set in typical North Wiltshire countryside.

The land is separated by the B4040 Charlton Road providing excellent roadside access. Some of the field enclosures have internal tracks.

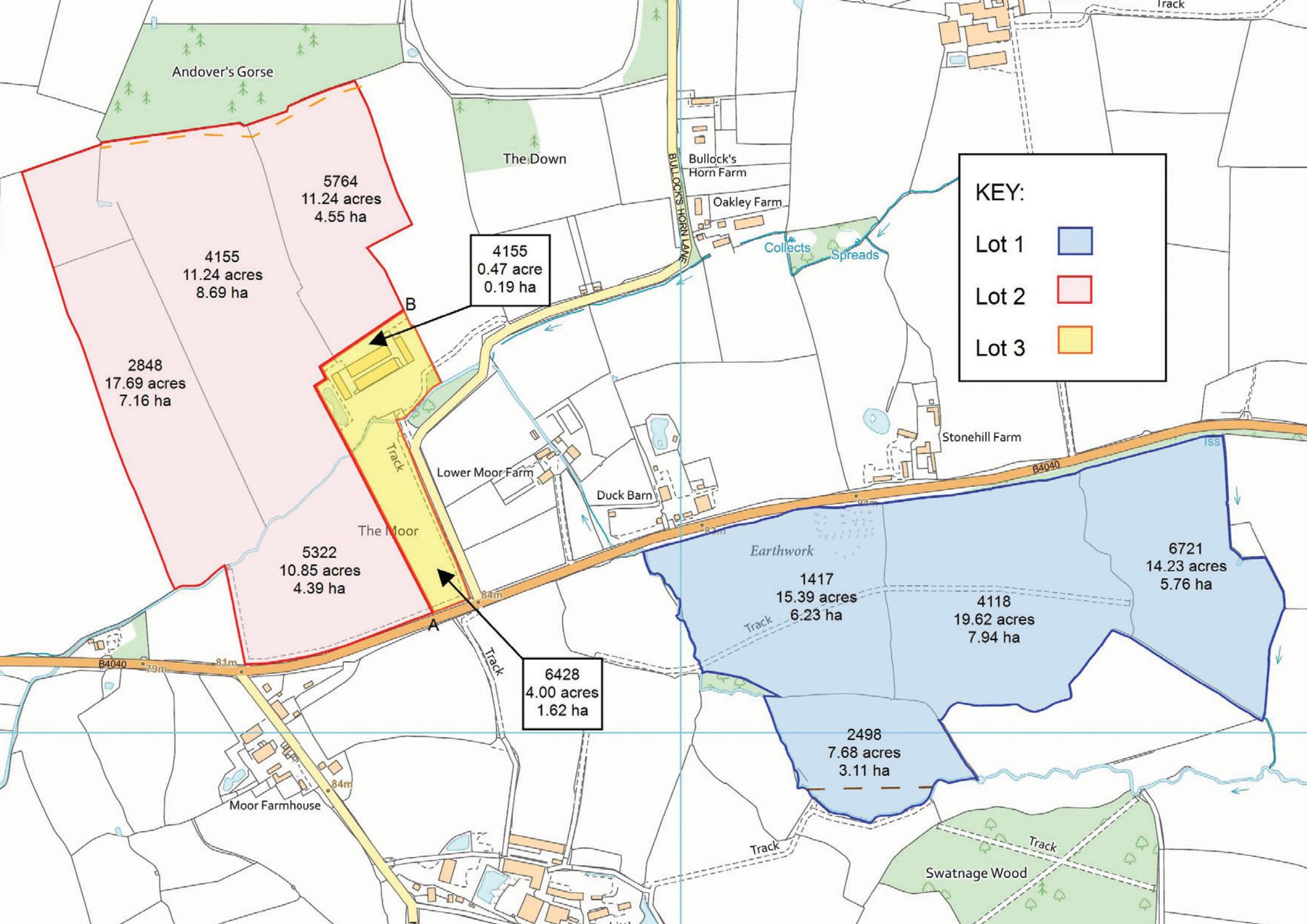
The fields are mainly bounded by established hedgerows and mature trees. The pasture fields are currently utilised for silage making with the aftermath being grazed. All of the field parcels have previously been cultivated to grow maize for silage. There are a number of mature infiel trees. None of the land is situated within a Nitrate Vulnerable Zone. Some of the field parcels are connected to mains water. A mains water supply runs along the B4040 Charlton Road and subject to the necessary consents, connections would be available to provide water to the field enclosures. The land forms part of an existing Mid-Tier Countryside Stewardship Scheme. On the Agricultural Land Classification plan, the land is shown as Grade 3.



## THE FARM BUILDINGS

The buildings are situated off Bullock's Horn Lane and are approached over a hardcore track and extensive yard area. They are utilised for livestock housing and fodder storage. The buildings and concrete yard areas have been constructed to Approved Finishing Unit standards. The buildings can house up to 600 head of cattle. Mains water is connected to the farm buildings. They are shown numbered on the buildings plan as follows:

1. 8 bay, open fronted cattle yard (37m x 10m) of steel portal frame construction, clad with concrete walling and ventilated metal clad and with concrete floors.
2. Dirty water storage.
3. 10 bay, open fronted cattle yard (60m x 15m) of steel portal frame construction, clad with concrete walling and ventilated metal clad and with concrete floors. Internal stock divisions.
4. 10 bay, open fronted cattle yard (60m x 15m) of steel portal frame construction, clad with concrete walling and ventilated metal clad and with concrete floors. Internal stock divisions.
5. 8 bay, open fronted cattle yard (37m x 10m) of steel portal frame construction, clad with concrete walling and ventilated metal clad and with concrete floors.



## LOCATION PLAN



## VIEWING

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

## FIXTURES AND FITTINGS

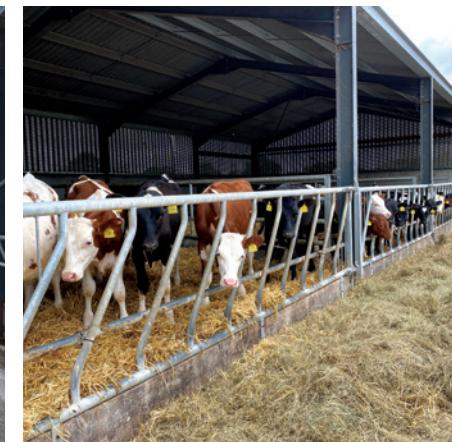
Those fixtures and fittings not mentioned in the sale particulars are not included in the sale.

## SERVICES

Water: **Lot 1** – There is no mains water supply currently available. It is understood that mains water is available in the main road.

**Lots 2 & 3** – A metered supply is available to the farmland and buildings.

Electricity: There is no electricity connected to the buildings.



## BASIC PAYMENT SCHEME

The farmland was registered with entitlements under the Basic Payment Scheme. The Sellers have made the BPS claim and will retain the payments for 2023. The buyer will be required to covenant to abide by cross compliance rules, as defined by RPA, until 31st December, 2023.

## COUNTRYSIDE STEWARDSHIP

The land is entered into a Mid-Tier Countryside Stewardship Agreement that commenced on 1st January, 2023 for a term of 5 years. The Agreement has a single environmental option BE3: Management of Hedgerows. Further details are available from the Selling Agents.

## LOTTING

Lot 1 - shaded blue on the sale plan comprising approximately 56.93 acres (23.04 hectares).

Lot 2 - shaded pink on the sale plan comprising approximately 61.26 acres (24.79 hectares)

Lot 3 - shaded yellow on the sale plan comprising 2540m<sup>2</sup> of modern farm buildings and curtilage pasture extending in all to about 8.10 acres (3.28 hectares).

Please note that prospective buyers are invited to also submit a bid for Lots 2 and 3 as a single bid.

## METHOD OF SALE

The Property is freehold and is offered for sale by private treaty as a whole or in up to three lots.

## TOWN AND COUNTRY PLANNING

Full planning consent over four phases was granted by Wiltshire Council on 2nd October, 2018 for "the construction of a beef rearing unit, to include an agricultural building to house beef cattle, site excavation, hedge realignment, hedge planting, construction of an extension to an existing farm track, hard standing area and attenuation pond." Application reference numbers: 18/05496/FUL, 18/05497/FUL, 18/05513/FUL and 18/05514/FUL.

A public bridleway crosses field parcels 4155. and 5764. as indicated dashed orange on the sale plan.

## INGOING VALUATION

There will be no ingoing valuation of growing crops.

## SPORTING, TIMBER & MINERALS

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

## 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.

A mains gas pipe and fibre optic cable crosses (parallel to each other) field parcel 2498. as indicated dashed brown on the sale plan.

Should Lots 2 and 3 sell separately, the buyer of Lot 3 will be obligated to erect a stock proof fence within 3 months of completion between points A and B on the sale plan. In addition, the buyer of Lot 2 will have to make investigations into connecting to the mains water which is understood to be in the main road.

## LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER.  
Tel 0300 4560100.

## TENURE AND POSSESSION

The property is freehold with Vacant Possession on Completion.

## SELLERS' SOLICITOR

Messrs Royds Withy King Solicitors, Midland Bridge House, Midland Bridge Road, Bath BA2 3FP. Tel: 01225 730100.

## PLANS AREAS AND SCHEDULES

The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

**Old Barn, Rodbourne Rail Farm, Rodbourne,  
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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: July 2023.