

AGRICULTURALLY TIED FARMHOUSE

Wickfield Farmhouse, Royal Wotton Bassett, Swindon SN4 8QR



LAND & DEVELOPMENT
CHARTERED SURVEYORS

SITUATION

The property is situated on a rural lane, approximately 1 mile east of Royal Wootton Bassett, which provides a range of everyday amenities. Wickfield Farmhouse is situated within 4 miles of Junction 16 of the M4 motorway, providing access to Bristol and London.

PLANNING CONDITION

Wickfield Farmhouse comprises a four bedroom farmhouse. Planning permission (Ref. N/79/0637) for the property was granted subject to an Agricultural Occupancy Condition. Condition 1 stated "The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290(i) of the Town and Country Planning Act, 1971 or in forestry, (including any dependants of such a person residing with him or her) or a widow or widower of such a person."

Any potential buyer must be able to comply with the Planning Condition.

THE PROPERTY

Wickfield Farmhouse is a beautifully presented and well-maintained farmhouse. The property is accessed across third party land shaded blue on the sale plan. The front garden incorporates a circular driveway and a double garage to the side.

The ground floor provides a spacious living room, a well equipped kitchen and breakfast room, adjacent utility and boiler room providing additional storage for convenience.

The first floor comprises four large bedrooms and a bathroom.

The gardens are accessed via the main or side driveway and are private with views of the surrounding countryside. The garden is laid to lawn with a raised patio leading from the living room.

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). Only potential buyers who comply with the planning condition will be invited to view the property.

FIXTURES AND FITTINGS

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

TENURE AND POSSESSION

The property is currently let under the terms of an Assured Shorthold Tenancy. Vacant possession will be delivered prior to Completion.

OUTGOINGS

- Wickfield Farmhouse is registered in Band "E" for the Council Tax. The payment for 2025/ 2026 is £3,120.75.
- Wickfield Farmhouse has an EPC rating of D.

SERVICES

Electricity: Mains electricity is connected to the Farmhouse.

Water: Mains metered water is connected to the Farmhouse

Drainage: The Farmhouse has a private drainage system.

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

LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER.

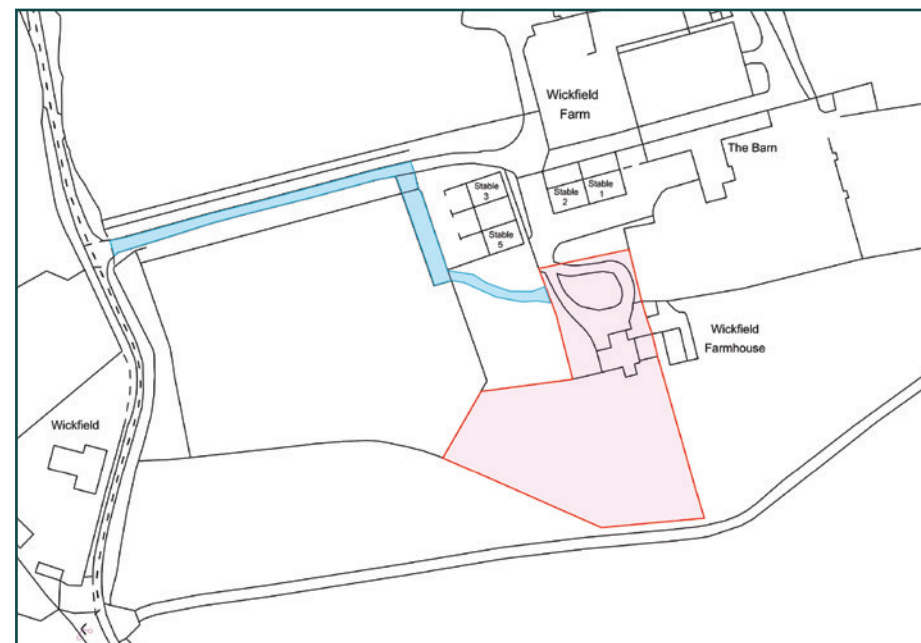
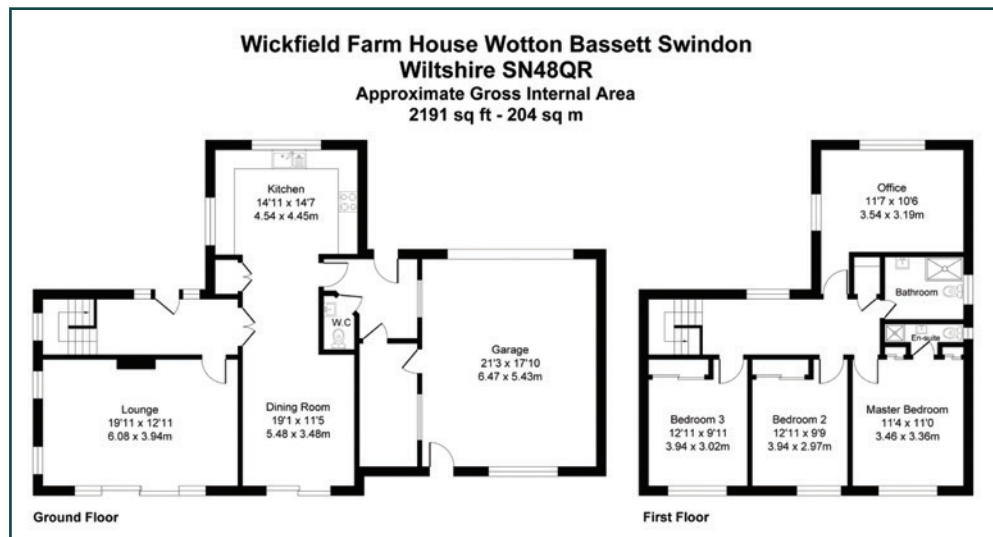
Tel: 0300 4560 1000.

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.

DIRECTIONS

What3words /// smiles.boil.coins





LAND & DEVELOPMENT
CHARTERED SURVEYORS

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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 2025.