



ESTD 1086

FRESHFORD
MILL

ENVIRON

ESTD  1086

FRESHFORD MILL

SOMERSET

Freshford Mill is located on the River Frome in the beautiful rolling Cotswold countryside 6 miles south-east of the World Heritage city of Bath. The village is perhaps the most scenic around Bath and has its own train station and bus service. There are easy links to the M4 motorway and the electrification of the railway will mean London is just an hours commute from Bath.

The scheme consists of the conversion of the original mill buildings together with new build. Homes range from 2 to 5 bed and are set in a stunning natural habitat which includes a lake and an island nature reserve.

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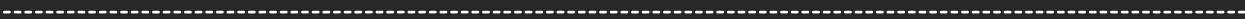
FRESHFORD

Freshford is a quintessentially English country village having been voted amongst the most desirable communities in England . The Mill sits within both the Cotswold Area of Outstanding Natural Beauty and a Conservation Area, and is surrounded by unspoiled pasture and woodland within an ancient limestone valley (which accounts for the many limestone houses in the village).

The parish is over a 1,000 years old with the remains of the pre-Roman settlement of Woodwick located in the village. Freshford comprises some 550 residents in around 230 households covering an area of roughly 230ha. Freshford is located in the Green Belt and as such is protected under national planning policy from urban sprawl. Next to no new development has taken place in the village for over 10 years and as such Freshford Mill will offer rare new housing stock in a Conservation Area.

The village has many services including the award winning community shop and café, the highly regarded primary school, pre-school, GP surgery, Village Hall, St Peter's Church and The Inn, a popular sixteenth century coaching inn. The history of the Freshford Mill is extensive and a settlement existed at the site before the Norman Conquest and there may in fact have been continuity since Roman times. This exciting development offers a wide range of two to five bedroom

apartments and houses to ensure there is a broad mix of accommodation for young and old, singles and families. The properties will be finished to Environ Communities trademark exacting standards that have seen this experienced development company win award after award for its high level of attention to detail. These unique homes will complement the historic mill buildings, with extensive use of timbered walkways and decking to underline the industrial heritage.

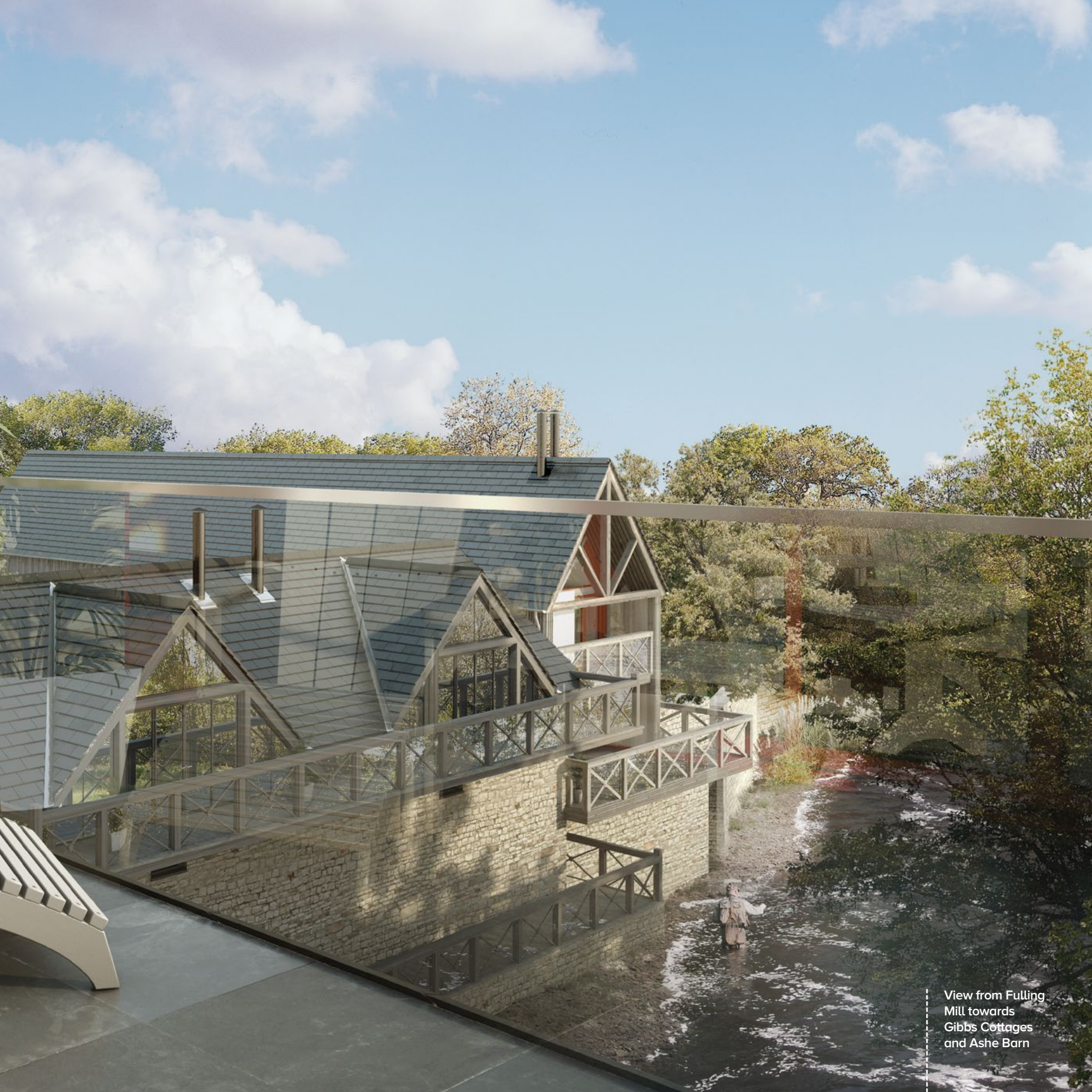








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View from Fulling Mill towards Gibbs Cottages and Ashe Barn

Notable landscaping features include the lake and a nature reserve on the adjoining island to be made available to the village primary school for periodic supervised nature studies. All the new properties constructed to a high standard benefit from 10-year build warranty provided by BLP (part of the Allianz Group), with low maintenance and energy efficiency in mind. Each benefits from its own distinct landscaped surroundings with a sense of space provided by use of courtyards and boundaries gently defined by a range of stone walling, fencing or hedging. The riverside setting offers unparalleled scenery and relaxing walks. The site will benefit from a

robust flood defence scheme approved by the Environment Agency, designed to specifications agreed between Royal Haskoning DHV, a renowned Dutch engineering company which has been engaged in river consultancy over the last 130 years and Mann Williams, a highly regarded structural engineering company. The flood defence is designed to safeguard all property at the Freshford Mill site from the risk of a 1 in 100 year flood and remove all properties from the floodplain, thereby enabling all householders to secure comprehensive and entirely affordable insurance. The village is served by both rail and bus services which are located close to the development.





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Ashe Barn





Rear of
Perkins Court





THE SETTING

TIME FOR TREES

The Freshford Mill site is designed as a wildlife haven bounded by some magnificent trees on the Rosemary Lane boundary and these are augmented by new native trees, providing a habitat for insects and birds as native plants tend to support far more species of insect than hybrids.

A bat house borders the island and is home to a colony of Lesser Horseshoe bats. Bats have huge appetites – a common Pipistrelle can eat around 3,000 midges and other small flies in a single night.

The planting scheme at Freshford Mill supports the bat population by encouraging insects and providing lines of trees and hedges which help bats to navigate.

Honey Bees need trees too- planting a collection of trees that flower for each month of the bees foraging year provides continuous forage for them.

It is believed that 5 or 6 trees make more forage for bees than an acre of wildflower meadow!

In our orchard local varieties of apple, pear and plum will be planted- perhaps even some cider varieties.

LIVING BOUNDARIES

Hedges make excellent living boundaries and divisions in a country garden, providing good protection and shelter from wind, a textured background for other plants and a year round structural skeleton. Mixed species hedges provide a changing tapestry of effects through the seasons and are perfect for encouraging wildlife, providing shelter and food for birds, butterflies, bees, and hedgehogs. Recreating these semi-shaded habitats is valuable for conserving wildlife and wild flowers and will soon establish a thriving habitat full of birds, insects and small mammals.





WILDLIFE LAKE

The lake nestles into a backdrop of mature trees, predominantly London Planes, Norway Maples and Sycamores. The colours are exquisite in the autumn. Between the lake and the trees will be indigenous shrubs to encourage biodiversity and wildlife – Holly, Elderflower, Cornus, Hazel and Blackthorn.

The southern end of the lake will be planted with pretty native bog plants especially selected to attract bats. This will merge into areas of Wildflower meadow, with 34 varieties of native wildflowers. The wet meadow will be sown with suitable wildflower and grass seed with added cowslips and fritillaries. The terraces surrounding the lake will be planted with indigenous shrubs and trees that can be coppiced or pollarded to reduce shading and leaf fall, and increase light and warmth reaching the pond. Pollarding and coppicing

helps to create a variety of wildlife habitats and niches. Between the reeds and the visitors car park a naturalistic style of planting will be introduced, with swathes of beautiful grasses that sway in the breeze intermingled with tough perennials such as Acanthus, Persicaria, and Aster to name a few. Even in the dead of winter the flower heads to the grasses provide form and shape, plus shelter and food for wildlife. The trees on this side of the lake complement the natural style of planting – Wild Cherry, Malus

sylvestris, our native crabapple, Betula pubescens, our common white birch and multistem Alder. The lake design and implementation is managed by Fairwater Limited, a specialist garden water company commissioned by the most renowned landscape designers. Walkways and boardwalks around the lake will lead to benches for nature lovers to enjoy the tranquil setting and wildlife habitat with views extending up the Limpley Stoke Valley and the upper reaches of Freshford village. A viewing platform overlooking the lake will offer a great

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Gibbs Cottage
(South)



vantage point from which to observe the wetland and wildlife habitat which will include an island within the lake. The lake will make a worthwhile contribution to conservation due to the fact that during the last century nearly 70% of ponds and wetlands have gone from the countryside together with their wildlife.

The natural-looking lake, with shallow-sloping sides and vegetation growing up to the water's edge will encourage wildlife to move freely from water to land. The greatest variety of animals and plants live in the very shallow water at the edge so the gently shelved natural edges are imperative.

The lake is only one element of a complete habitat. The deep water at the lake's centre blends into shallow at the lake's edge, the shallow

water into bogland, then into a dryer meadow and then shrubs and trees. Frogs, toads and newts will breed in the water. Caddis flies, damselflies, dragonflies, mayflies, pond skaters, snails and water beetles breed in water. Birds such as Swallows and House Martins will pick off insects from above the water surface and use muddy areas for nest building. Even land-based creatures may hunt in the lake and of course the wetland habitat provides the food for the resident Lesser and Greater Horseshoe Bats. There will be an island with a purpose built bat house which we hope they will colonize.

It has recently been proved that ponds and lakes store huge amounts of carbon and so are very important for mitigating climate change.

NATURALISTIC PLANTING

This style of planting will help merge the wildlife area around the lake to the residential zones, with the grasses and perennials flowing along the drive and into the front gardens where country style shrubs will be introduced if the area is enclosed. If it is open such as in Gibbs Yard or along carports and walls, the grasses will be planted in a random shaped planting area. The divide between planting bed and drive material is designed to create a highly natural look.

COUNTRY GARDENS

The country garden has a strong sense of belonging to its natural setting. Local materials and vernacular styles are incorporated into the architecture of properties at Freshford Mill, serving to root the garden in its location. They also provide a sense of continuity, a link with tradition. Some of the gardens use the surroundings as an extension of themselves, incorporating views of mature trees and local landscapes through the integration of gaps in hedges or using open fences or low walls at their boundaries. Mature trees and open vistas become an intrinsic part of the garden.

Patios, decks, paths and steps play a key role, fulfilling both practical and design functions, joining different areas of the garden and providing a visual link to unify the overall design. The Prairie planting in communal areas will flow into private driveways and gardens, with shrub planting selected from country style shrubs, intermingled with grasses, tough perennials and herbs. We have introduced two formal gardens- one to the front of the old Jacobean Farmhouse and one to Rackham House. The Jacobean garden will incorporate plants and designs from that era.





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Rear of
Ashe Barn
and the Granary









BUTTERFLY GARDEN

Butterflies and moths have been around for at least 50 million years and probably evolved some 150 million years ago.

Three-quarters of British butterflies are in decline and many moths are also facing an uncertain future. The 56 species in Britain and Ireland are under threat today from unprecedented environmental change. Habitats have been destroyed on a massive scale, and now patterns of climate and weather are shifting unpredictably in response to pollution of the atmosphere. Butterflies and moths are an indicator of a healthy environment and ecosystem and an area rich in them is rich in other invertebrates too. Moths and butterflies are an important element of the food

chain and are prey for birds, bats and other insectivorous animals. They are also expert pollinators.

Our butterfly garden is located in the area of the now derelict Old Dairy retained as a folly with seating built into the lee of the wall, providing the perfect place for residents to view the butterflies. Spring flowers are vital for butterflies coming out of hibernation and autumn flowers help butterflies build up their reserves for winter.

It is important to have food for caterpillars too- the more caterpillars, the more birds you are likely to attract. We have left some wild areas with nettles, brambles, thistles and docks – these are food for caterpillars along with many of the trees and plants in our hedgerows.



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View towards the
Fulling Mill and
the Carding Mill
from Dye House



THE ORCHARD

Our orchard is to be planted with local varieties of apple, pear and plum which will ultimately reach about ten feet in height. It is planned that there is an area of wildflower meadow particularly attractive to bees which will have paths cut through it to access the seat positioned looking out over the riverbank. Insect 'hotels' will be constructed near the lake and in the orchard area.



VEGETABLE GARDENS

We aim to provide an allotment for each property owner since this has proved popular on previous schemes. A compost area will be allocated for raw household food waste, vegetative waste from the allotments, grass cuttings and leaves. This will help reduce landfill and more importantly produce rich compost to add to the vegetable gardens. A log pile will also be left which will rot and provide a habitat for a multitude of different insects, a refuge and hunting ground for small mammals, reptiles and amphibians, and shelter for over-wintering and hibernating wildlife.



SURFACES

In order to create a soft rural ambience where suitable we have used angular Cotswold gravel to blend with both the old mill buildings and the new builds. In areas where there is a slope on a driveway granite setts will be laid. Paving is from Schellevis, a Belgium company in a creamy stone colour through shades of grey. In the formal gardens and the cottage garden we have used a local stone chipping to create the pathways.



NATURE RESERVE

A raised walkway crosses the island emerging on to a stylish, purpose-built timber viewing platform overlooking the nature reserve, (which otters frequent,) and then extending over the river to the upper reaches of Rosemary Lane to provide an alternative pedestrian route to village amenities. Residents have access to the island and benches on the island offer a beautiful spot to enjoy this unique setting, with the riverbank for keen resident anglers to drop their lines in search of abundant stocks of barbel, chubb, pike, roach, dace or perch to name but a few!



FENCES & FEATURES

We have installed a variety of country style fences and gates, from chestnut post and rail fencing with wooden field gates to galvanized railings and matching gates in a traditional style.

Some properties have a stone wall with stone capping as seen in the locality. We have even introduced a painted wooden gate, a bespoke metal railings gate incorporating bats and bulrushes and a rustic portico! In another area we



have incorporated Quercus oak woven panels for privacy.

To ensure hedges are dog-proof between boundaries we install 1.2m high green coated mesh fencing on chestnut posts, set between a double row of hedging plants. Further features are simple wooden benches, larch pergolas and chestnut arches for runner beans to climb up in the veggie gardens too.



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THE

HOUSE

DESIGNS OF

FRESHFORD

MILL



SPECIFICATION

Please note that we aim to make each house as individual as possible and so below is a generic specification. Please ask our sales staff for the exact specification for a particular plot.

Internal Spec General

- White painted Shaker style doors
- **Valli & Valli** polished chrome handles
- Polished stainless steel radius hinges
- Carpeted stairs or open tread with oak treads
- Recessed front door mat
- **Kahrs** Oak flooring to Living areas
- **Domus** tiles to bathrooms and cloakrooms and lower Living to plots 14 and 15
- **Clarendon Mayfair** loop pile carpets to bedrooms and landings
- Feature wood cladding to some walls
- Exposed larch beams
- Built in bookcases in certain plots
- Skaker peg rails
- **Scrigno** floor to ceiling pocket doors
- Built in wardrobes
- **Closet Maid** fittings to wardrobes
- **Velux** roof lights
- **Dulux** brilliant white Satinwood finish to all joinery
- **Dulux** Brilliant White emulsion to all walls and ceilings

Electrical

- Cable TV linked to communal aerial/dish
- Polished chrome electrical plates to main living areas
- LED downlighters
- Other feature lighting
- Audio and video entry intercom systems by **Renz**
- Telecom – See *Home Network* section
- Zoned alarm system and security locks
- Cat 6 wiring – See *Home Network* section
- Multiple points for computer networking

Heating

- State of the art gas technology
- Gas central heating radiators/underfloor depending on plot
- Double glazed windows
- **Morso** wood burner or **Stovax** electric fire
- Underfloor heating to bathrooms

Kitchen

- Exclusive kitchens from **Pyram of France** in a range of soft colours combined with wood finishes dependant upon plot
- Standard features normally include: wine racks, book shelves, tray space, pop-up sockets on the islands with usb ports for phones etc and waste recycling system
- Most designs feature a dedicated tea/coffee making area which can be closed off out of site
- **Franke** double bowl sink
- Hot tap avoiding the need for a kettle
- **Bosch** appliances depending on plot include single/double oven, Steamer/microwave, induction hob, warming drawer and integrated A rated dishwasher
- **Fisher and Paykel** stainless steel French door opening fridge/freezer with ice and water dispenser or **Bosch** integrated fridge freezer
- **AEG** external extractor
- LED downlighters to underside of wall units

Bathroom, Ensuite & Cloakrooms

- Under floor heating
- **Kermi** ladder towel rails in white
- Exclusive **Clearwater** baths
- Duravit sanitaryware
- Tiled walk in showers with glazed screens/**Kermi** shower enclosures
- **Vado** chrome taps and shower fittings
- Built in mirrored bathroom cabinets with electrical sockets
- **Domus** floor and wall tiles
- Mirrors
- Chrome towel rings, soap holders and door hooks

Lifts

- Lifts to apartments 14, 15, 17 and 18

TV / Satellite

- A communal TV and satellite system will be installed into all properties

External Specifications

- Stone, render and larch cladding to elevations
- Slate or terracotta Roman pantiles to roofs
- **Lindab** galvanised gutters & downpipes
- Traditional country colours to the joinery and render where not left natural
- Feature bespoke gates
- Water butts
- **Jacksons** wooden post and rail and metal estate fencing
- Larch decks
- **Schellevis** paving in grey or cream
- Outside tap
- External lighting
- Lighting and electrics to carports
- Stone walling
- Purpose built cart shed style car ports with larch cladding sourced from nearby Friary Wood. Useful internal storage pods for bikes, garden equipment etc. Sliding doors. Power and lighting
- Individual garden landscaping by award-winning landscape designer

Warranty

- 10 year **BLP** warranty (part of **Allianz Group**)

What is a structural warranty?

Sometimes referred to as a Latent Defects Policy or Latent Defect Insurance, a Structural Warranty is an insurance product that provides cover for newly built and converted properties. Cover under a Structural Warranty relates to the structure of the property (walls, roofs, floors, etc.) and provides protection against defects that occur due to the design, workmanship or materials used in building your property. Our policies do not provide cover for white goods, damage caused by wear and tear and other non-structural related issues. Cover for these types of problems may be covered by your other household insurances - check your policies for details.

Your Structural Warranty is valid for 10 years from the start date stated on your Certificate of Insurance and is fully transferrable, which means that should you sell your property before the expiry of cover, the Structural Warranty will transfer to the new homeowner - you will need to make sure to pass the details of the cover in place on this property to any new homeowners.

Home Network

In order to overcome the limitations of WiFi in a modern house built where materials can slow or even prevent WiFi signals working properly or giving rise to black spots, our homes are installed with Wireless Access Point (AP) and a physical cable connection to the main ADSL router.

Our homes are also pre-installed with Cat6/Ethernet cabling to all living areas and bedrooms. This future proofs our homes enabling future technologies. Flexibility of locations of Routers, storage devices and telephones become possible.

Many devices actually work better and faster when they are connected physically to the main ADSL router, e.g. Smart TV's, Personal Video Recorders (PVRs) and devices that stream live video. Physical wired connections have much higher throughput, lower delays which are great for streaming video and films around the home. Gaming with others across networks is improved and cheaper phone calls via the internet are easily added.

The installation of physical network cabling in the house during the build enables quick and easy connections enabling the setup of multiple AP's as required anywhere in the house where there is an Ethernet outlet. Simple solutions

provide complete coverage for work, play and communications. The increasing use of cloud for storage of data means that faster methods of connections are always required. Physical cabling provides this connectivity and also provides stability, reduces internet dropouts and disconnections particularly whilst multiple users are connected to the internet. Non movable devices (TV's, Desktops, PVR's etc) can be connected to physical cable.

That said, the benefits of WiFi are unaffected, for use of tablets and laptop computers around the house.



1. RACKHAM HOUSE DETACHED | 5 BEDS



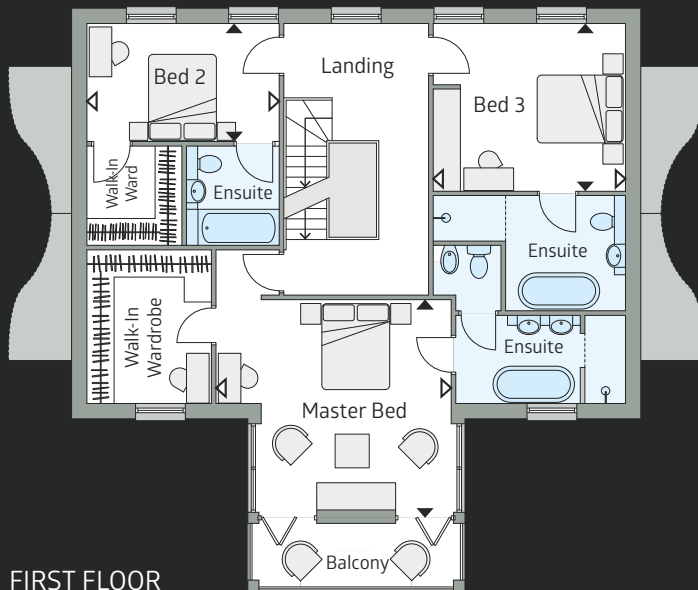
This detached formal family house sitting at the entrance to Freshford Mill overlooking the lake offers 3475ft² / 323m² and has a number of great features including cathedral ceilings to the wings incorporating the study and family room. The accommodation comprises 5 bedrooms with ensuite bathrooms, study, dining room, family room, utility and sitting room. The rear of the house

is extensively glazed and as such, this house is wonderfully light. The Master bedroom with its cathedral ceiling and external balcony enjoys unspoiled southerly views overlooking pastureland with the backdrop of Friary Wood on one side and the beautiful Freshford valley on the other. **Exterior:** landscaped garden & 3-car 'cart shed' style carport with garden store.

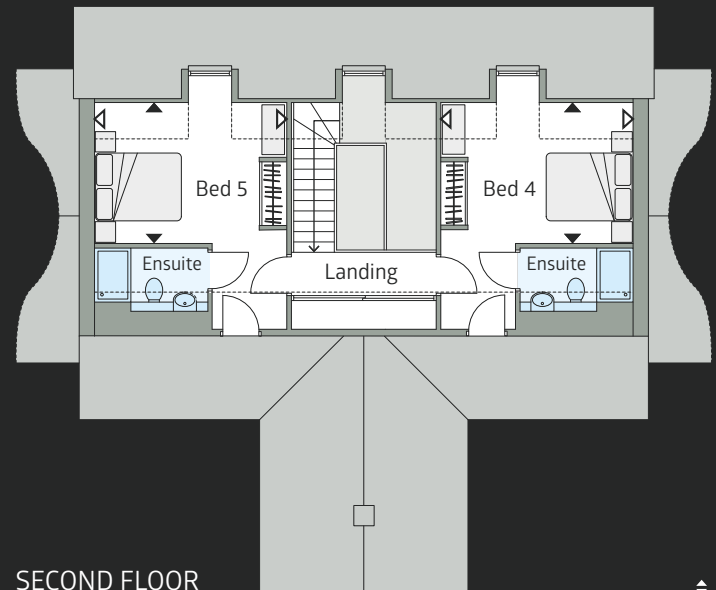
UNIT 1	◀ × ▶ METRIC	◀ × ▶ IMPERIAL	ENSUITE
Living Room	4.15 x 8.40m	13'7 x 27'7	
Dining Room	4.34 x 4.93m	14'3 x 16'2	
Family Room	4.85 x 3.53m	15'11 x 11'7	
Study / Library	3.85 x 5.95m	12'8 x 19'6	
Snug	3.70 x 4.15m	12'2 x 13'7	
Master Bedroom	5.20 x 4.70m	17'1 x 15'5	✓
Bedroom 2	4.25 x 2.61m	13'11 x 8'7	✓
Bedroom 3	4.25 x 3.71m	13'11 x 12'2	✓
Bedroom 4	4.25 x 3.11m	13'11 x 10'2	✓
Bedroom 5	4.25 x 3.11m	13'11 x 10'2	✓
Total Floor Space	323m²	3475ft²	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





2. LETECOMBE LODGE SEMI DETACHED | 4 BEDS



This deceptively spacious home offers 2800ft² / 260m² of accommodation comprising 4 bedrooms, including 3 ensuites, 1 family bathroom, master bedroom with balcony overlooking the lake and the back drop of the stunning Freshford valley. A light well at the centre of the house makes a real feature of the open tread staircase. The use of full height pocket doors provides a highly flexible layout

providing a large open plan area which can be split up in to private areas as the mood demands. The Study at the front of the house also enjoys unspoiled southerly views overlooking pastureland.

Exterior: landscaped garden incorporating the historic remains of the old cowshed as a folly. There is a 2-car 'cart shed' style carport with internal storage pod.

UNIT 2	◀ × ◆ METRIC	◆ × ▶ IMPERIAL	ENSUITE
Living Room	5.64 × 5.35m	18'6 × 17'7	
Dining Room	5.97 × 2.63m	19'7 × 8'8	
Study	3.53 × 2.82m	11'7 × 9'3	
Master Bedroom	4.81 × 3.57m	15'9 × 11'9	✓
Bedroom 2	3.74 × 4.19m	12'3 × 13'9	✓
Bedroom 3	3.61 × 4.28m	11'10 × 14'1	✓
Bedroom 4	3.40 × 4.29m	11'2 × 14'1	
Total Floor Space	260m²	2800ft²	



GROUND FLOOR

FIRST FLOOR





3. TEASEL COTTAGE SEMI DETACHED | 3 BEDS



This spacious cottage offers 2047ft² / 190m² of accommodation comprising 3 bedrooms with ensuites and a study on the ground floor. Features include a country style kitchen/family room with extensive glazing out to a charming walled breakfast terrace and a master bedroom with balcony overlooking the lake and the back drop towards Freshford village. As

in all the properties at Freshford Mill there is generous provision of built-in wardrobe space, while oak flooring to the lower level and carpeting to upstairs provides not only great character, but ample comfort. **Exterior:** landscaped garden and 'cart shed' style carport with internal storage pod.

UNIT 3	↔ x ↕ METRIC	↔ x ↕ IMPERIAL	ENSUITE
Living Room	4.59 x 5.80m	15'1 x 19'0	
Kitchen / Dining Room	7.16 x 5.66m	23'6 x 18'7	
Study	3.08 x 2.24m	10'1 x 7'4	
Master Bedroom	5.71 x 3.35m	18'9 x 11'0	✓
Bedroom 2	3.60 x 5.82m	11'10 x 19'1	✓
Bedroom 3	3.77 x 3.44m	12'5 x 11'3	✓
Total Floor Space	190m²	2047ft²	



GROUND FLOOR

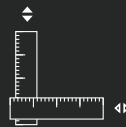


FIRST FLOOR





4. THE GRANARY DETACHED | 3 BEDS



On the site of the original Granary this house offers 1849ft² / 172m² of accommodation comprising 3 bedrooms, including 2 ensembles and 1 family bathroom. On entering there is a view right through the house with a double height space and full height glazing to the south elevation opening up unspoiled country views which the Study

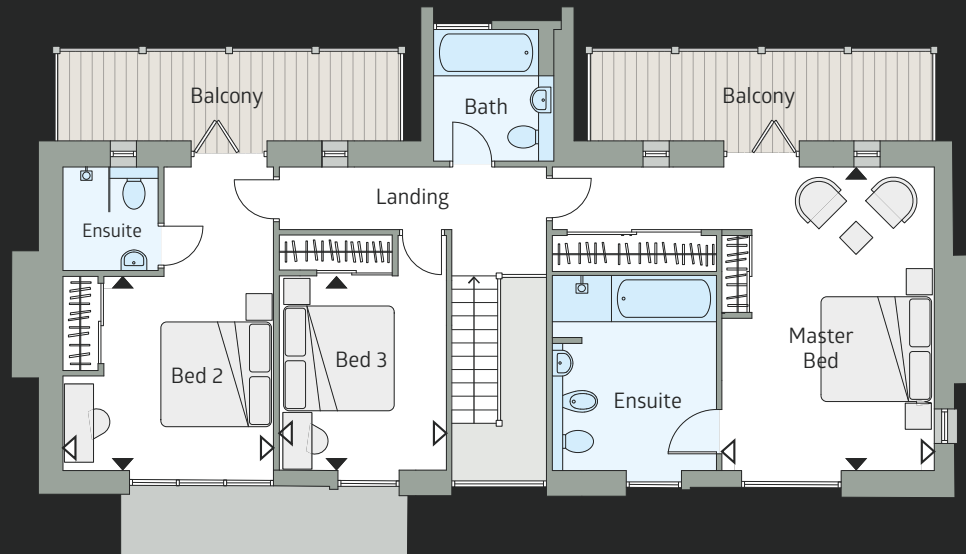
also enjoys. As in all the properties, the bathrooms feature exclusive Domus tiles and Duravit sanitaryware.

Exterior: landscaped garden and 2-car 'cart shed' style carport with internal storage pod. To the side of the Granary is the communal Butterfly Garden leading to the orchard and vegetable plots.

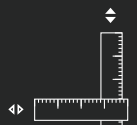
UNIT 4	◀ × ▶ METRIC	◀ × ▶ IMPERIAL	ENSUITE
Living Room	4.59 x 6.53m	15'1 x 21'5	
Kitchen / Dining Room	4.27 x 5.23m	14'0 x 17'2	
Study	1.73 x 3.11m	5'8 x 10'3	
Master Bedroom	3.65 x 5.22m	12'0 x 17'2	✓
Bedroom 2	3.61 x 3.34m	11'10 x 11'0	✓
Bedroom 3	2.87 x 3.34m	9'5 x 11'0	
Total Floor Space	172m²	1849ft²	



GROUND FLOOR



FIRST FLOOR





5. ASHE BARN DETACHED | 5 BEDS

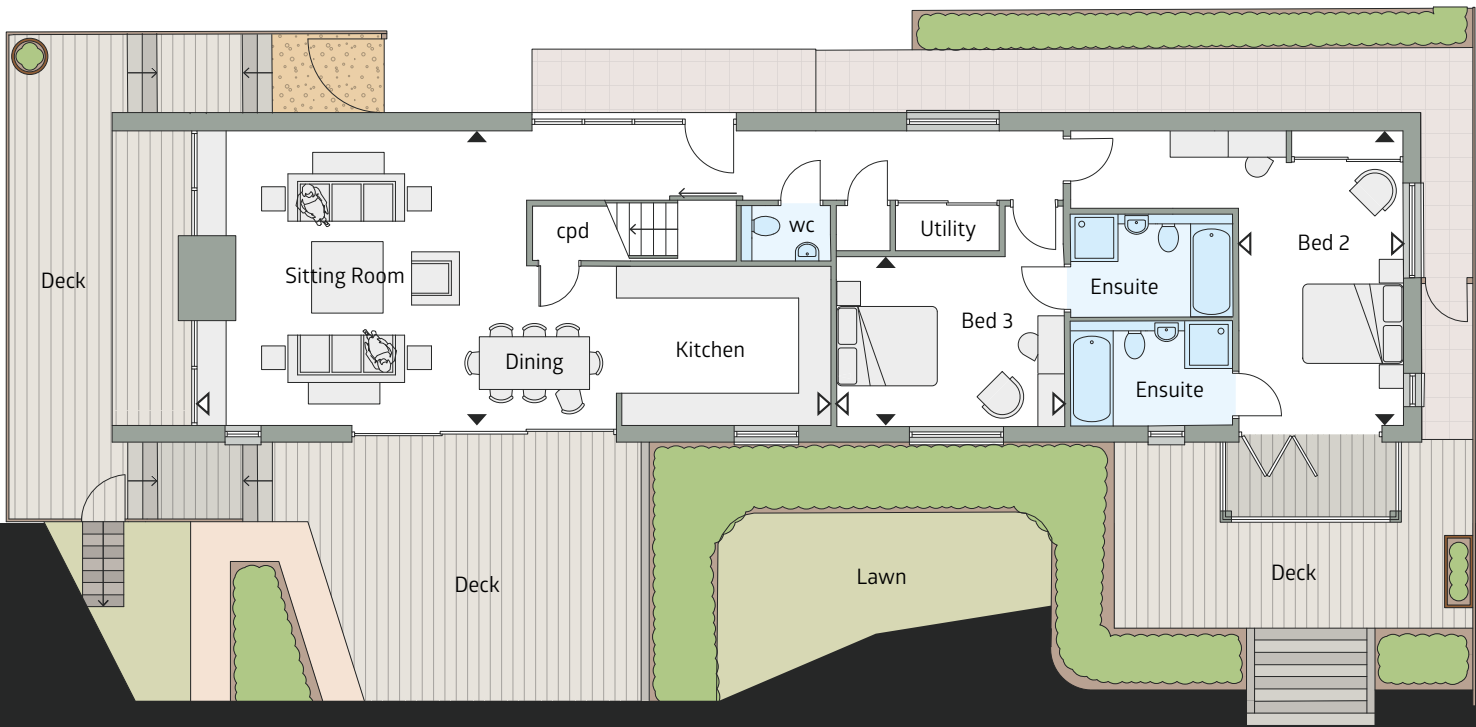
A real character home offering 2731ft² / 254m² of accommodation comprising 5 bedrooms, including 3 ensuites, 1 family bathroom and master bedroom with balcony and views towards the river. There are exposed beams and as in other houses there are wood clad feature walls. There is a sizeable kitchen / family room flooded with light on the ground floor with direct access to 85m² of decking overlooking both

the river and the south-facing garden. On the first floor there is a stunning cathedral ceiled sitting room and study with floor to ceiling glazing providing views of the river and island. This is truly a house flooded with light.

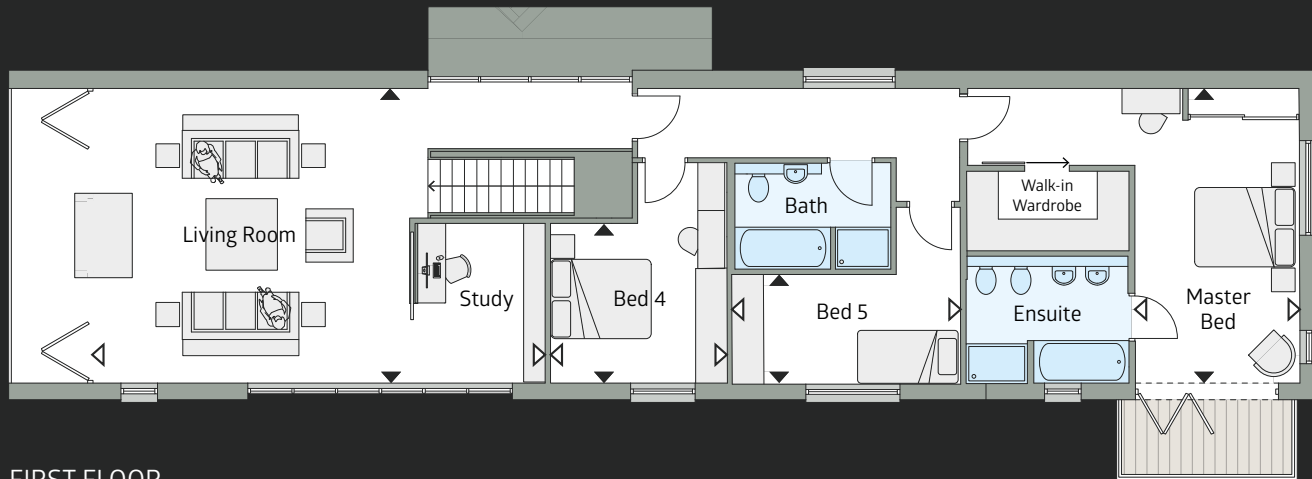
Exterior: Decks and landscaped garden and 2-car 'cart shed' style carport with internal storage pod. Fish from the comfort of your deck overhanging the river.



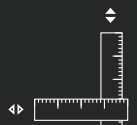
UNIT 5	◀ x ▶ METRIC	◀ x ▶ IMPERIAL	ENSUITE
Living Room / Study	8.54 x 5.57m	28'0 x 18'3	
Sitting / Dining / Kitchen	11.99 x 5.57m	39'4 x 18'3	
Master Bedroom	3.11 x 5.57m	10'3 x 18'3	✓
Bedroom 2	3.11 x 5.57m	10'3 x 18'3	✓
Bedroom 3	4.30 x 3.21m	14'1 x 10'6	✓
Bedroom 4	3.35 x 3.02m	11'0 x 9'11	
Bedroom 5	4.32 x 2.07m	14'2 x 6'10	
Total Floor Space	254m²	2731ft²	



GROUND FLOOR



FIRST FLOOR

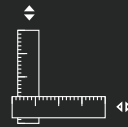




6&7. GIBBS COTTAGES SEMI DETACHED | 2 BEDS

These two highly unusual cottages offer a view straight out towards the island with 1281ft² / 119m² of accommodation comprising 2 bedrooms, including 1 ensuite and a “Jack and Jill” arrangement to the bathroom serving the second bedroom. As in all the homes, built-in wardrobes are provided. Living

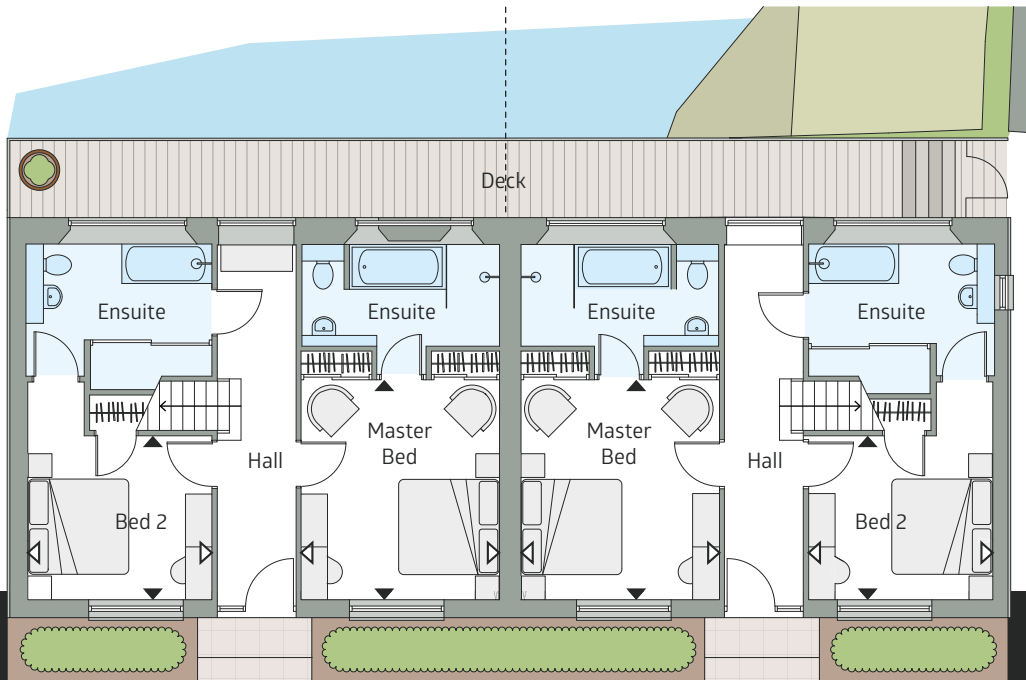
accommodation is at first floor with a stunning cathedral ceilinged beamed space. Every home at Freshford Mill, including Gibbs Cottages, has a fireplace that creates that cosy feeling. The open plan living space leads out to 13m² of balcony overlooking the weir with the back drop of the island and the wooded hills behind – both



UNITS 6 & 7	⏏ × ⏏ METRIC	⏏ × ⏏ IMPERIAL	ENSUITE
Living / Dining / Kitchen	8.92 x 6.91m	29'3 x 22'8	
Master Bedroom	3.75 x 4.16m	12'4 x 13'8	✓
Bedroom 2	3.48 x 3.10m	11'5 x 10'2	✓
Total Floor Space	119m²	1281ft²	

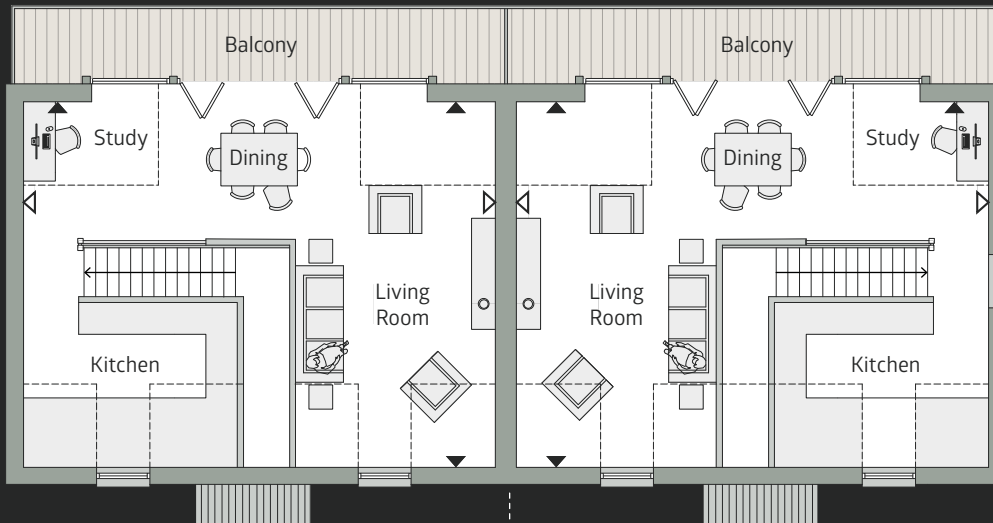
truly great riverside homes for wildlife watchers.

Exterior: single 'cart shed' style carport with internal storage pod.



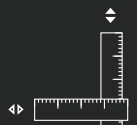
UNIT 6
GROUND

UNIT 7
GROUND



UNIT 6
FIRST

UNIT 7
FIRST





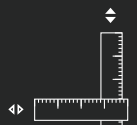
8&9. WILLIAM'S HOUSE APARTMENTS | 2 BEDS

On entering the central communal courtyard, you will find William's House with its Jacobean inspired garden. The building incorporates elevations of the original Jacobean house and has been designed to complement those features. These apartments provide a choice of 1354ft² / 126m² at ground level or 1412ft² / 131m² at first level. The accommodation comprises 2 bedrooms, including 1 ensuite and 1

guest bathroom. The staircase to the upper apartment enters into a stunning cathedral ceilinged sitting room and study with views out towards the island. **Exterior:** Each apartment has a 'cart shed' style carport with internal storage pod. The first floor apartment has a balcony overlooking the river and island with the ground floor apartment having its own private walled garden.

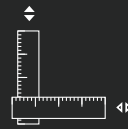


UNIT 8	◄ x ◆ METRIC	◄ x ◆ IMPERIAL	ENSUITE
Living Room	6.62 x 6.26m	21'9 x 20'6	
Dining Room	2.85 x 3.06m	9'4 x 10'1	
Master Bedroom	3.84 x 3.72m	12'7 x 12'3	✓
Bedroom 2	3.41 x 4.25m	11'2 x 13'11	
Total Floor Space	126m²	1354ft²	
UNIT 9	◄ x ◆ METRIC	◄ x ◆ IMPERIAL	ENSUITE
Living Room	6.62 x 6.26m	21'9 x 20'6	
Dining Room	2.85 x 3.06m	9'4 x 10'1	
Master Bedroom	3.84 x 3.72m	12'7 x 12'3	✓
Bedroom 2	3.41 x 4.25m	11'2 x 13'11	
Total Floor Space	131m²	1412ft²	





10-15. THE FULLING MILL APARTMENTS | 2-3 BEDS



This has been converted into four duplex apartments on ground and first floors offering between 887ft² / 82m² and 1289ft² / 120m² of accommodation ranging between 2-3 bedrooms, comprising 1-2 ensembles and 1 family bathroom. The open plan areas on the ground floor feature open tread staircases and the large windows open up views

of the river. These homes all have private decking areas overlooking the river and island. Care has been taken in the conversion to retain the industrial heritage of the building in terms of character.

Two stunning penthouse duplex apartments on the second and third floors are served by a lift and offer between 1682ft² / 156m² and

1903ft² / 177m² of accommodation comprising 2 bedrooms with ensuite bathrooms. On the lower floor is a large open plan area with ceramic floors and wood clad feature walls with a void looking up to the upper level. The open tread staircase leads up to a cathedral ceilinged area with wood flooring. There is a study and shower room which can double

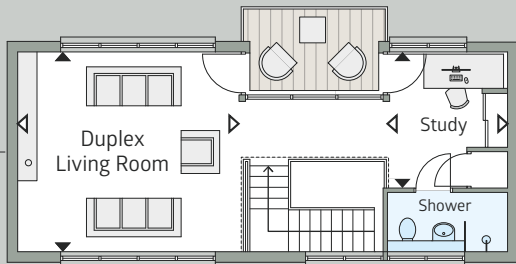
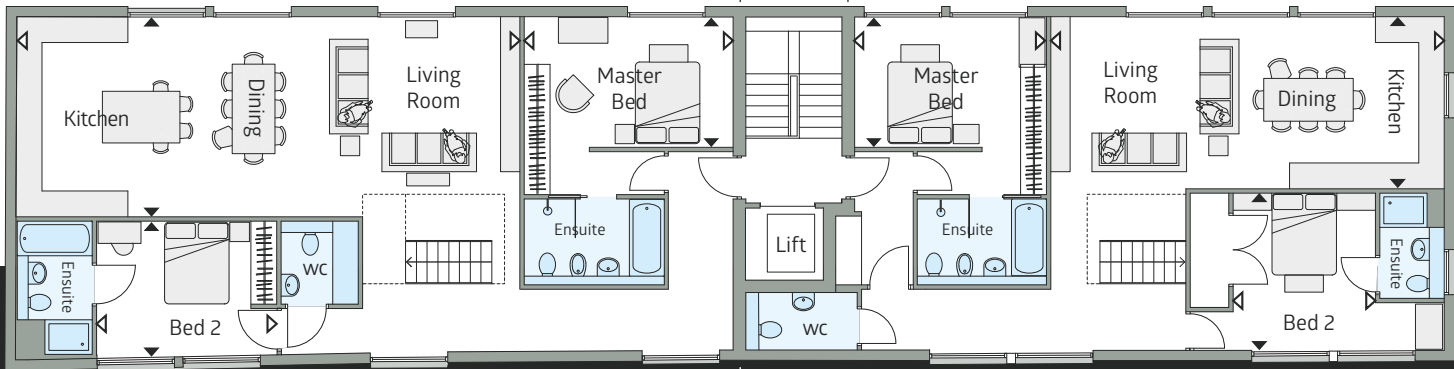
up as a further guest bedroom. The main space has a wood burner and can become a sitting room or a multi purpose space – ideal as a studio perhaps. A roof terrace facing south has simply stunning views up the River Frome valley.

Exterior: single 'cart shed' style carport with internal storage pod.

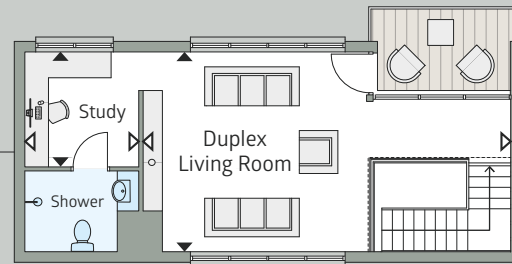
UNIT 14
SECOND

UNITS 14 & 15
STAIRWAY

UNIT 15
SECOND



UNIT 14
THIRD



UNIT 15
THIRD



UNIT 10	↔ × ↕ METRIC	↔ × ↕ IMPERIAL	ENSUITE
Living / Kitchen / Dining	6.00 x 7.01m	19'8 x 23'0	
Master Bedroom	4.18 x 3.18m	13'9 x 10'3	✓
Bedroom 2	3.50 x 4.24m	11'6 x 13'11	✓
Total Floor Space	89.4m²	962ft²	

UNIT 11			
Living / Kitchen / Dining	7.22 x 5.0m	23'8 x 16'5	
Master Bedroom	3.50 x 3.50m	11'6 x 11'6	✓
Bedroom 2	3.50 x 3.53m	11'6 x 11'7	✓
Bedroom 3	3.37 x 3.78m	11'1 x 12'5	✓
Total Floor Space	120m²	1289ft²	

UNIT 14			
Living / Kitchen / Dining	11.72 x 4.65m	38'6 x 15'3	
Duplex Living	5.15 x 4.65m	16'11 x 15'3	
Duplex Study	2.80 x 3.17m	9'2 x 10'5	
Master Bedroom	4.86 x 3.03m	15'11 x 9'11	✓
Bedroom 2	4.20 x 3.20m	13'9 x 10'6	✓
Total Floor Space	176.8m²	1903ft²	

UNIT 13	↔ × ↕ METRIC	↔ × ↕ IMPERIAL	ENSUITE
Living / Kitchen / Dining	5.88 x 6.87m	19'3 x 22'7	
Master Bedroom	4.40 x 2.49m	14'5 x 8'2	✓
Bedroom 2	4.47 x 3.20m	14'8 x 10'6	✓
Total Floor Space	104.3m²	1122ft²	

UNIT 12			
Living	4.71 x 3.58m	15'6 x 11'9	
Kitchen / Dining	4.95 x 3.19m	16'3 x 10'6	
Master Bedroom	3.41 x 4.14m	11'2 x 13'7	✓
Bedroom 2	4.05 x 2.76m	13'4 x 9'1	✓
Total Floor Space	82.4m²	887ft²	

UNIT 15			
Living / Kitchen / Dining	9.16 x 4.00m	30'1 x 13'2	
Duplex Multi-Use Space	5.20 x 4.65m	17'1 x 15'3	
Duplex Study	2.65 x 2.68m	8'8 x 8'9	
Master Bedroom	4.46 x 3.03m	14'8 x 9'11	✓
Bedroom 2	3.31 x 3.66m	10'11 x 12'0	✓
Total Floor Space	156.2m²	1682ft²	



16-18. THE CARDING MILL APARTMENTS | 2 BEDS



Three lateral apartments offering between 1088ft² / 101m² and 1118ft² / 104m² of accommodation comprising 2 bedrooms with 1 ensuite and 1 guest bathroom. The ground floor apartment enjoys a balcony facing west running the full length of the building adjacent to the mill channel with glorious views over the island and river. Both the Master Bedroom and the Living Room have access to

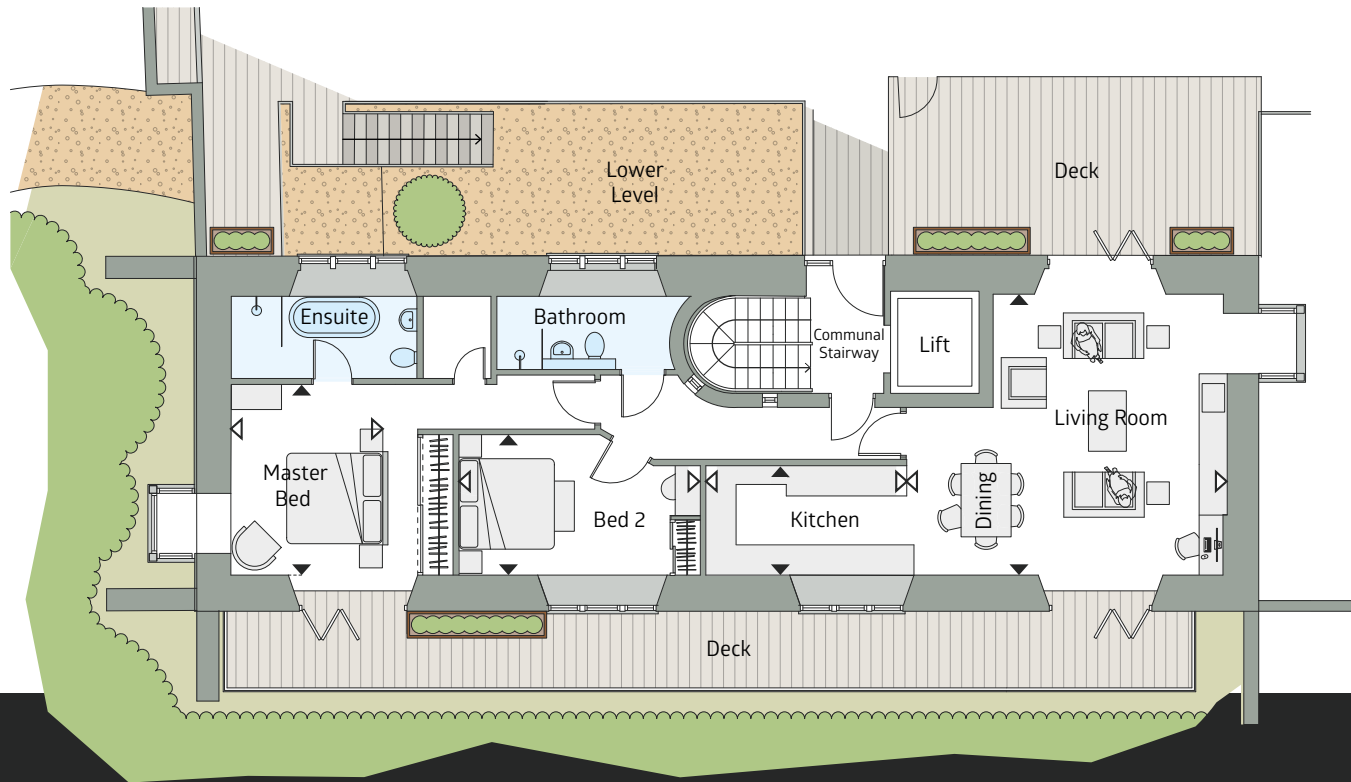
this through bifold doors. The Living Room also has access to another deck facing east for breakfast in the sun. The bathroom to the Master bedroom is particularly luxurious with its free standing tub and walk-in shower. As in all bathrooms at Freshford Mill a built-in cupboard with mirrored front and shelving features above the basin.

The first floor apartment enjoys a

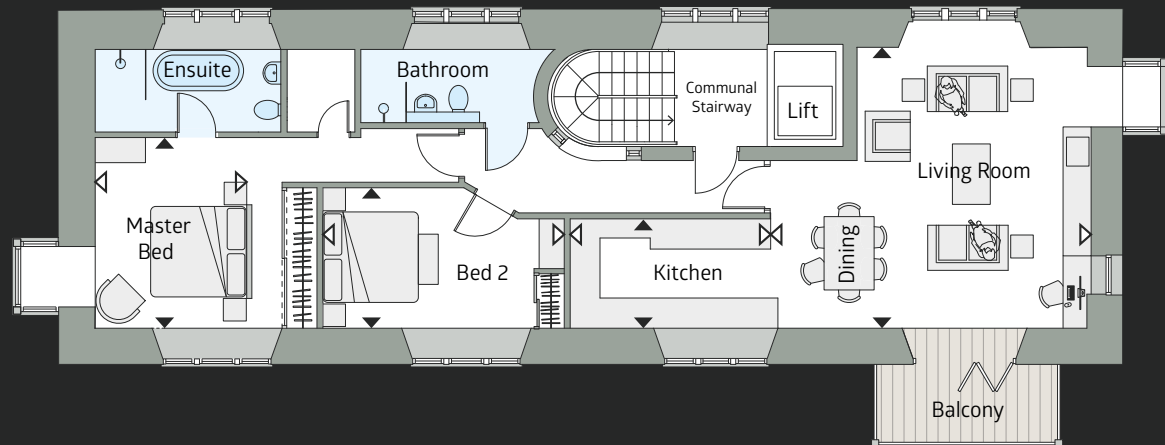
balcony overlooking the river and island. From the master bedroom of both apartments is a bay window feature overlooking the river. A bay window in the Living Room also provides a wonderful space with windows to three elevations. The penthouse apartment offers 1088ft² / 101m² of accommodation comprising 2 bedrooms with one ensuite and one guest bathroom.

The open plan living space has a cathedral ceiling. As with the apartments below, the penthouse enjoys a balcony overlooking the river and island, as well as a bay window with views over the river. Both this apartment and that below benefit from a lift.

Exterior: Each property has a 'cart shed' style carport with internal storage pod.



UNIT 16
GROUND



UNIT 17 / 18
FIRST / SECOND

UNIT 16	↔ × ↕ METRIC	↔ × ↕ IMPERIAL	ENSUITE	UNIT 17 & 18	↔ × ↕ METRIC	↔ × ↕ IMPERIAL	ENSUITE
Living / Dining	6.06 x 5.59m	19'11 x 18'4		Living / Dining	6.06 x 5.59m	19'11 x 18'4	
Master Bedroom	3.02 x 3.79m	9'11 x 12'5	✓	Master Bedroom	3.02 x 3.79m	9'11 x 12'5	✓
Bedroom 2	4.80 x 2.79m	15'9 x 9'2		Bedroom 2	4.80 x 2.79m	15'9 x 9'2	
Total Floor Space	103.9m²	1118ft²		Total Floor Space	101m²	1088ft²	



19. THE DYE HOUSE DETACHED | 3 BEDS

An exciting and historic home offering 2309ft² / 214m² of accommodation. The ground floor features two bedrooms with ensuites plus a living area with wood-burning fire. The first floor is comprised of a further bedroom with shower room and a multi-functional gallery space which offers views down into the living area. This is a light and

airy space with rooflights and large sliding doors leading out to the deck which overlooks the river. The kitchen has a cathedral ceiling and a bay window providing views of the river.

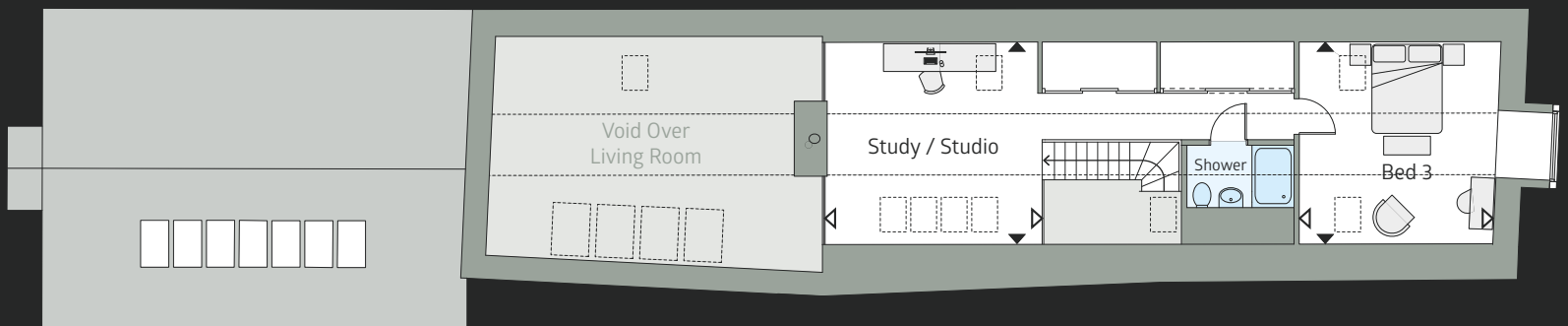
Exterior: private deck and private staircase leading to lower gated vehicle area and a 2-car carport below with internal storage pod.



UNIT 19	◀ x ▶ METRIC	◀ x ▶ IMPERIAL	ENSUITE
Living Room	6.90 x 5.02m	22'8 x 16'6	
Kitchen / Dining	8.36 x 5.68m	27'5 x 18'7	
Master Bedroom	4.18 x 4.57m	13'9 x 14'2	✓
Bedroom 2	4.43 x 3.72m	14'6 x 12'3	✓
Bedroom 3 / Study	4.12 x 4.31m	13'6 x 14'2	
Studio / Study	4.51 x 4.31m	14'10 x 14'2	
Total Floor Space	214m²	2309ft²	



GROUND FLOOR

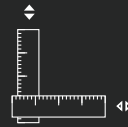


FIRST FLOOR





20. THE MILLMAN'S HOUSE DETACHED | 3 BEDS



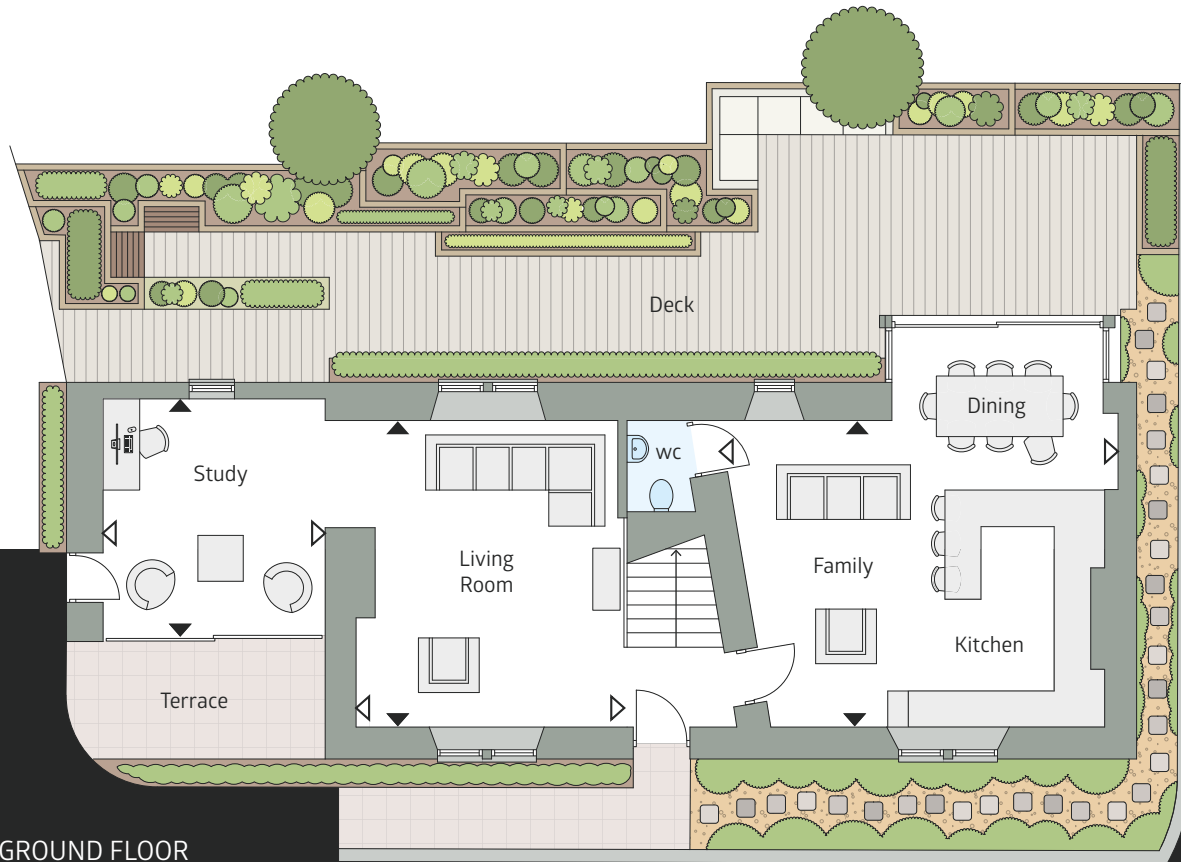
A conversion of an historic building offering 1700ft² / 158m² of accommodation having a master bedroom with cathedral ceiling and ensuite plus two further bedrooms with a family bathroom. A study is situated off the Sitting Room which is open plan to the staircase and features a fireplace. The Sitting Room leads through to the Family Room with a glazed extension opening out

to a terraced garden and decking areas with built-in seating.

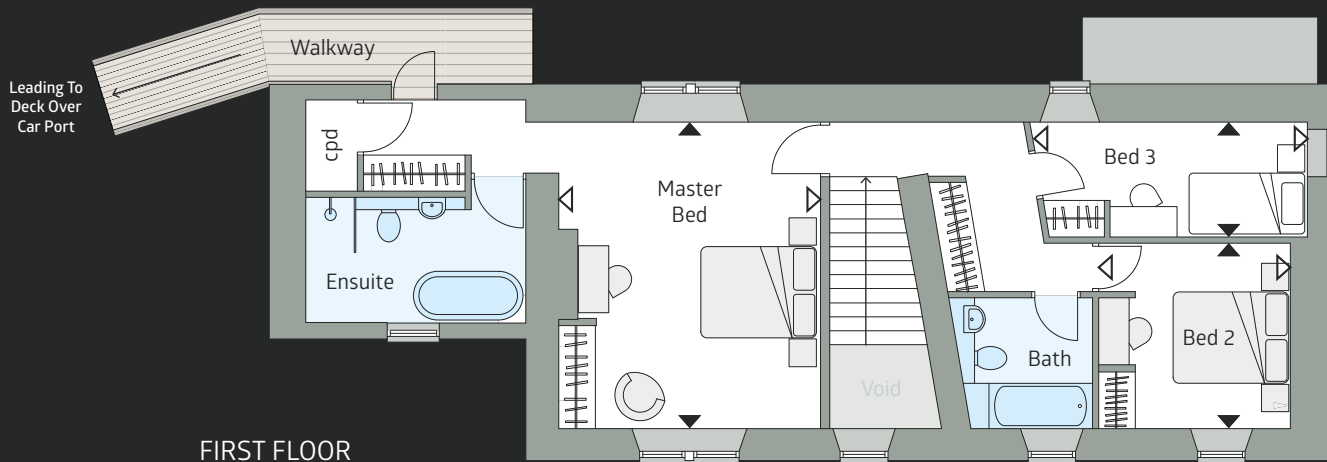
Exterior: The house has its own private driveway with automatic gate. 2-car carport with internal storage pod. The decking above (63m²) overlooks the river and is linked to the upper house level or the lower via external stairs.

The side of the house has a wonderful view of the original Jacobean elevation to William's House.

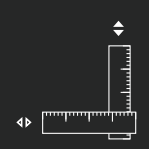
UNIT 20	◀ × ▶ METRIC	◀ × ▶ IMPERIAL	ENSUITE
Living Room	4.30 x 5.04m	14'1 x 16'6	
Kitchen / Family	5.49–6.53 x 5.04m	18'–21'5 x 16'6	
Study	3.65 x 3.89m	12'0 x 12'9	
Master Bedroom	4.30 x 5.04m	14'1 x 16'6	✓
Bedroom 2	3.15 x 3.05m	10'4 x 10'0	
Bedroom 3	4.56 x 1.89m	15'0 x 6'2	
Total Floor Space	158m²	1700ft²	



GROUND FLOOR



FIRST FLOOR





21. PERKIN'S COURT DETACHED | 5 BEDS

Entered via automatic gates into a stone walled courtyard this very imposing and extremely spacious family home, originally planned as two homes, offers 3852ft² / 358m² of accommodation. This comprises 5 bedrooms, 4 ensuites, 1 family bathroom, snug, study, family room, living room and kitchen/dining room. A glazed extension to the front forms the entrance hall with views to the landing above. Another area of

extensive glazing at the rear provides a Dining Area with views focused towards the gardens, the lake and Freshford beyond.

Exterior: The house enjoys a deck with pergola overlooking the river and a landscaped garden with views towards the lake. There are extensive paved areas for outside dining and seating. A 3-car 'cart shed' style carport and a separate garden store.



UNIT 21	◀ x ▶ METRIC	◀ x ▶ IMPERIAL	ENSUITE
Living Room	8.66 x 7.20m	28'5" x 23'8"	
Kitchen / Dining	5.09 x 6.71m	16'8" x 22'0"	
Family	4.02 x 5.31m	13'2" x 17'5"	
Study	2.81 x 3.83m	9'3" x 12'7"	
Snug	5.21 x 3.95m	17'1" x 13'0"	
Master Bedroom	5.22 x 3.41m	17'2" x 11'2"	✓
Bedroom 2	3.85 x 5.33m	12'8" x 17'6"	✓
Bedroom 3	3.53 x 3.77m	11'7" x 12'5"	✓
Bedroom 4	3.37 x 3.66m	11'1" x 12'0"	✓
Bedroom 5	2.97 x 4.68m	9'9" x 15'4"	
Total Floor Space	358m²	3852ft²	



GROUND FLOOR



FIRST FLOOR



















THE

LOCAL

AREA & THE

HISTORY

OF THE

MILL



AN IDEAL LOCATION

Freshford is in the valley of the River Avon close to the point at which it is joined by the River Frome. The area surrounding Freshford is highly popular for both walking and cycling. The nearby Avoncliff Aqueduct carries the Kennet and Avon Canal across the Avon enabling walking and cycling on the level to Bath or Bradford on Avon in the opposite direction.

On the route into Bath "The Two Tunnels Greenway" takes advantage of two long tunnels, including the longest cycling tunnel in Britain - Combe Down Tunnel - at just over a mile.

A bus service runs from Freshford to Bath and Freshford has its own train station for commuting to Bath, Bristol and indeed London. Bath is situated 100 miles west of London and 15 miles south-east of Bristol. There are easy links to the M4 motorway to London or Cardiff and the M5 linking to the Midlands to the north and Devon and Cornwall to the south. The Great

Western rail line is due to be electrified in 2017 which will cut journey times from Bath to London to under one hour.

Bath has a university, great schools and culture as well as being the home of Bath Rugby. The city is famous for its Roman period baths, Medieval heritage and stately Georgian architecture.

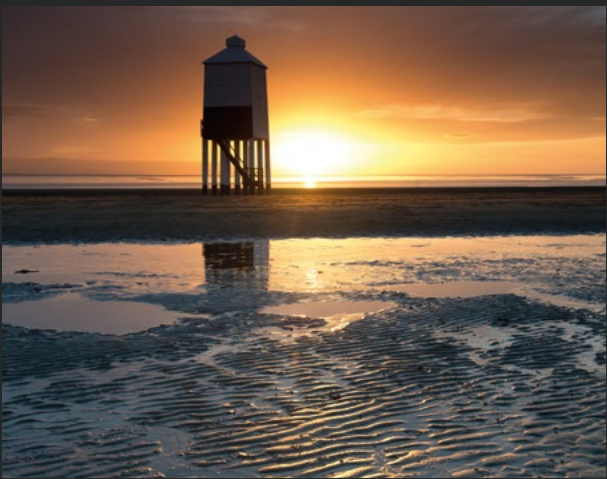
Set in the rolling Somerset countryside on the southern edge of the Cotswolds, Bath is the oldest of England's principal tourist destinations and as a World Heritage Site designation has long been a popular destination for its 4.4 million visitors each year enjoying restaurants,

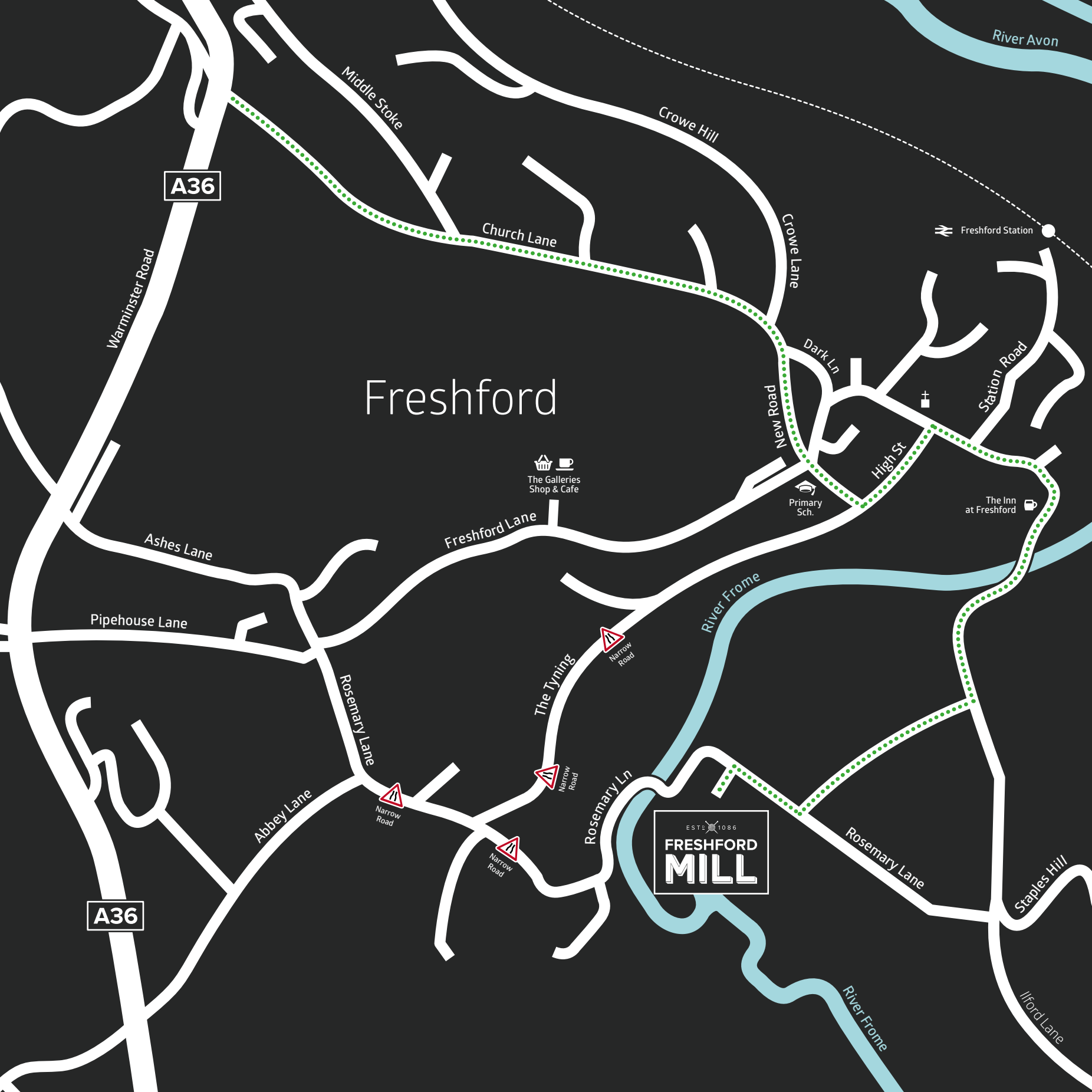
theatres, cinemas, pubs and nightclubs, along with interesting museums, and a wide range of guided tours. Most

famous of course, are the Georgian Royal Crescent as well as other beautiful avenues, streets and squares.

Bath is the only place in Britain where you can bathe in hot natural waters at the Thermae Spa, a modern spa in the heart of Bath, a stone's throw from the original Roman Baths.

Bath and its surrounding villages set in the rolling Cotswold countryside is truly a wonderful location in which to live offering the best of town and country.





River Avon

Middle Stoke

Crowe Hill

A36

Warminster Road

Church Lane

Crowe Lane

Freshford Station

Freshford

Dark Ln

Station Road

The Galleries Shop & Cafe

Primary Sch.

The Inn at Freshford

Ashes Lane

Freshford Lane

High St

Pipehouse Lane

River Frome

The Tynning

Narrow Road

Rosemary Lane

Abbey Lane

Narrow Road

Narrow Road

Rosemary Ln

Narrow Road

ESTD 1086
**FRESHFORD
MILL**

Rosemary Lane

Staples Hill

A36

River Frome

Ilford Lane



- Roads
- Rivers
- Recommended Route To Mill

Approaching from Bath to the North
 follow signs A36 Warminster. Climb up the long winding hill at Limpley Stoke. Pass the Rose and Crown on the left. In 0.3 mile take the next left being Church Lane. Follow the lane down into the village. At the crossroads by the school continue straight on and turn left at the top of the hill. Follow the road down past the Inn at Freshford. Go over the bridge and take the first turning on the

right. Turn right at the T junction and Freshford Mill is on the left.

Approaching from Warminster/Frome direction from the South. At the end of the dual carriageway around Beckington follow signs to Bath and Bristol leaving the roundabout at the second exit. Continue for 5.56 miles through Wolverton; pass the Wellow/Midford/Hinton Charterhouse turning

on the left ; climb up the hill and at the brow after entering the 30mph limit turn right into Church Lane. Follow the lane down into the village. At the crossroads by the school continue straight on and turn left at the top of the hill. Follow the road down past the Inn at Freshford. Go over the bridge and take the first turning on the right. Turn right at the T junction and Freshford Mill is on the left.





FRESHFORD MILL THROUGH THE AGES



Foreword

I embarked on this task to understand the significance of Freshford Mill to the growth and history of Freshford and have concluded that it is absolutely fundamental. Not only does the mill have fundamental links to the village but it is also an eyesore in an Area of Outstanding Natural Beauty as well as being a magnet for crime and vandalism.

This view is echoed by the Freshford and Sharpstone Conservation Area Character Appraisal. It states that “The ruined Freshford Mill has a very strong connection with the village, and is in a sadly dilapidated state at present” and that the village would not have proliferated to form today’s village without the mills and went on to reaffirm that “The mills are integral to the character of Freshford and Sharpstone and of considerable interest in their own right”.

The Freshford and Limpley Stoke Neighbourhood Plan encourages the “completion of Freshford Mill which is currently an eyesore”. I have drawn very heavily on the exceptional research by Alan Dodge who sets out in meticulous style the social, economic and political history of Freshford through the years. I have combined this with the Archaeological Evaluation

of Freshford Mill by the Cotswold Archaeological Trust in 2005 and advice from Environ’s heritage consultant Dawn Morse together with the previous historical and architectural assessment of the site by Dr Timothy Mowl.

It is hoped by Environ that working with the local community that the site of Freshford Mill will be rejuvenated and restored to its rightful position as a fundamental feature in the history of Freshford as well as a visual enhancement to the Conservation Area.

Tony Dowse | September 2014

Pre Norman Conquest

A settlement existed at Freshford before the Norman Conquest and there may in fact have been continuity since Roman times. Indeed it may be that the mill site was occupied in Roman times with the discovery of a Roman key in 2005.

The first written reference is in the tenth century when land at Fersceforda was given to Bath Abbey. In 1001 it was called Fersford and in the Domesday Book of 1086 it was called Firford but by the thirteenth century it had become Freshford. There is reference to a corn grinding mill at Freshford prior to the Conquest and

in the late Saxon period the River Frome was modified to drive a wooden watermill which was located in the centre of the current mill site. The mill is referred to in the Domesday Book and in 1246 there is reference to the mill estate being transferred to the Carthusian order which formed a small community of lay brothers and had their house in Friary Wood just above the river. Each woollen mill was always run by a rich clothier who paid a very high rent to the Priory.

Mediaeval Times

At the time of the Reformation, Freshford Mill was known as Letecombe Mill and later Ladcombe. In the course of time the mill had extended to the fulling of cloth in the fourteenth and fifteenth centuries with clothiers building up the industry in the area.

Fulling was a step in woollen cloth making involving cleansing to eliminate oils and dirt and makes the cloth thicker.

This gave the Carthusians a good source of revenue from the mill as on the eve of The Reformation land ownership was still dominated by religious houses and at this time a bridge was built at Freshford .

Following Henry the eighth becoming head of the church and the suppression

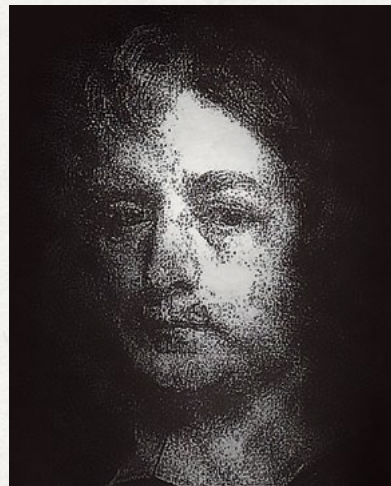
of the monasteries, the Langford family became tenants of the corn and fulling mill with the Crown retaining ownership for some years.

After The Reformation

John Leland passed through the area in 1540 noting that Alexander Langford was one of the two most important clothiers in the area. Alexander's tenancy passed to his son Edward but he died shortly thereafter and the tenancy was held by his daughter Mary until his other son Alexander came of age. Edward according to Dr Mowl hanged himself and thus put the mills in danger as by law the property of a suicide was forfeit to the Royal Almoner for distribution to the poor. However Langford's fellow businessmen claimed that he had been murdered for his rings and money and that weeks before his death he fell into the river and fought strongly for his life. The Court decided against the Royal Almoner.

17Th Century Prosperity & The Civil War

The seventeenth century commenced with Henry Davison being very influential

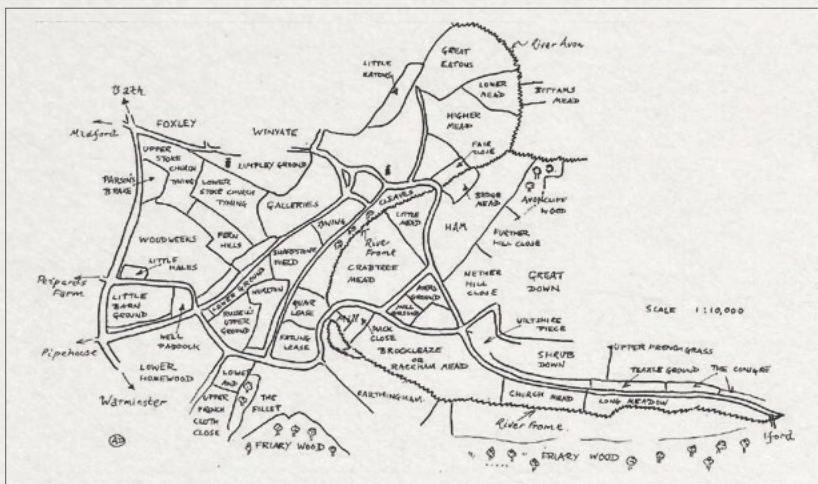


John Ashe (Left) & His Wife (Right)

in Freshford with him purchasing the mill from John Langford in 1612. The mill was described as being " two mills and two houses" and John described as being a yeoman. At that time a yeoman was a land owning farmer. The mill house was probably his farmhouse and a farm existed on the mill site until the end of the eighteenth century. The remnants of part of the sixteenth century house are still evident. The house was probably a two gabled, three-storied Jacobean house and is assumed to have been built by William Long who had long been a tenant of Freshford Mill.

One of Henry Davison's daughters married John Ashe in 1625 who was from a wealthy Somerset clothier family and arguably the most important and influential figure to be associated with Freshford Mill in its long history. In the year of their marriage the fulling and grist mills were transferred by his in laws into his ownership. By 1641 John's wealth had grown as well as his social status. In the Land Tax assessments of 1641 he was referred to as Esquire in contrast to his father in law who remained a Gentleman.

It is believed that his wealth grew due to him introducing the production of so called



Spanish cloth. This was a medley cloth made by first dyeing the wool and then mixing different colours together before carding and spinning. The cloth produced was of high quality and light and was exported to Mediterranean areas. It is estimated that John Ashe was employing up to a thousand people by 1637 illustrating the importance of Freshford Mill in the growth and history of Freshford.

It is assumed at this time that spinning was taking place in most households by wives and unmarried daughters who also carried out the burling, the removal of knots or threads before fulling. The fathers and sons were working the looms located in light upper rooms or workshops. The men were not only weaving but also dyeing, sheering, carding and fulling.

At various places in the village there were dye houses, and the whole community would have been alive with the sound of weaving shuttles, packhorses or primitive carts conveying wool, yarn, unfinished cloths for fulling and finished cloths for sale. There would also have been

plantations of madder and woad for dyes, and teazles cultivated in a field towards lford called Teazle Ground. These were used for raising the knap of the cloth after fulling. At Freshford Mill the colourful cloths would be dried on tenterhooks in Rackham Close being the area of the mill to the east by the entrance. This would have been a time of substantial building activity using stone from local quarries.

John Ashe was a puritan sympathiser and for his efforts in the 1630s he was hauled before the Star Chamber but was released without punishment as he argued that thousands depended on him for their livelihood. Others, not so lucky, had their ears cut off. In 1640 Ashe became a Member of Parliament and became one of the leaders of the Parliamentary party in Somerset. By 1642 events were leading to an inevitable Civil War and in 1643 Royalist troops moved into the area and took control and John Ashe fled to London, being a Parliamentarian stronghold, leaving his wife to manage the business. Over the next few years Parliamentarian troops

gradually took control and Charles the first was executed in 1649.

Troops during this period had been billeted in Freshford and Ashe was not impressed by the damage done to his house at Freshford Mill. In 1650 John Ashe purchased Beckington Castle and Seymour's Court together with the Lordship of the Manor and moved away from the pounding fulling hammers.

Difficult Times

In 1659 John Ashe died at the age of sixty one. Freshford Mill was left to his wife Elizabeth for life and then to be passed to his third son Edward who at that time was described as a clothier. Edward married Mary Chappel and in 1661 their daughter Mary was born but Edward died a few months later. The previous year the monarchy was restored. Elizabeth Ashe died in 1673 and Freshford Mill passed to Edward's widow and daughter. Prior to Elizabeth's death the widow, Mary, had remarried to Stephen Odierno who was a barrister at Middle Temple but turned out to be a complete con man. He realized that his step daughter would inherit the estate and so he arranged for his wife and step daughter to be conveyed to France. The daughter was kept illiterate and unaware of her inheritance whilst Odierno took money out of the business which deteriorated rapidly and others took over the rights of fishing on the Frome.

However, the step daughter Mary had become aware of her rights and had married William Thomson in 1687. The considerable debts of the estate were paid off by William with the help of his father with the condition that he "should have the estate to himself for life". The couple had a number of children but the

youngest, William Junior, became heir to the estate. William Senior meanwhile had become unstable and the property at the beginning of the eighteenth century was referred to as "Mad Thomsons estate at Freshford". At this time, the Gibbs family living in Porch House were renting Freshford Mill and prior to this in the 1690s the mill had been rented by Robert Hayward, a Bradford clothier.

The 18Th Century

"Towns are interspersed with a very great number of villages, hamlets and scattered houses, in which, generally speaking, the spinning work of this manufacture is performed by the poor people; the master clothiers who generally live in the greater towns, sending out the wool weekly from their houses, by their servants and horses, and at the same time, bringing back the yarn that they have spun and finished, which then is fitted for the loom"

Daniel Defoe, 1725

This was the impression Defoe gained as he travelled through the towns of the Wiltshire and Somerset border as well as noting the vast plains and grassy downs of Wiltshire "for breeding, and feeding vast flocks of sheep and a prodigious number of them". In Freshford at this time, the prosperity was marked by new facades being added to older properties and by this time the church was too small for the ever expanding population and had to be extended.

Prior to this the Freshford estate had continued to suffer as Mary Thompson's husband had died and following her death in 1712 the Freshford Estate owned

by her son, William Thompson (junior) was purchased by Mary's cousin Anthony Methuen who was from a wealthy clothier family from Bradford upon Avon. Anthony although owning much of Freshford he did not live there. He died in 1717 and his son Thomas inherited and was the last in line. Although only owning the estate for five years Anthony had achieved much in reviving the fortunes of the estate. Freshford Mill was advertised in 1731 as having three fulling stocks "on a river that never wants water and so rapid that no flood was ever able to hinder above two days work". There was a slight change of use in the 1760s and 1770s when the mill was rented out by the Methuen family to James Lee who was a leather dresser. However, this did not last long and the mills returned to fulling and milling in the 1770s

In England as a whole there were good harvests in the first half of the eighteenth century but after 1750 there followed a number of poor years and there was an increase in Poor Rates. Bread was a staple food and in many parts of England during these years there was rioting by those in need against the export of grain and flour. In 1765 there was a "flour riot" in Freshford with attempts to stop the passage of carts laden with flour in the direction of Bath. One of the mills at Freshford Mill remained a flour mill at that time.

The Industrial Age

From the 1760s through the inventions of Hargreaves, Crompton and Kay, the mechanical spinning of woollen yarn became possible and the introduction of these machines caused riots and machine breaking.

In the 1790s Thomas Joyce erected the five storey Dunkirk Mill in Freshford for the purpose of spinning yarn. The small stream

on which the mill was built had limited power but Joyce who lived in Freshford wanted to set up a manufacturing base there and was unable to purchase Freshford Mill. At Freshford Mill major changes were afoot

In 1795, Freshford Mill was sold by Paul Methuen to the tenant, Samuel Perkins who was a member of the remarkable and extended Perkins family, wealthy investors and entrepreneurs. They bought and sold mills like as others might buy race horses. Perkins then undertook substantial rebuilding at the mill and in the new multi storied buildings (remaining today) machinery was installed for the preparation, spinning and dyeing of wool.

The Mill Before The Farmhouse Was Fully Absorbed

The fulling capabilities were retained but the corn mill was no more and the old farmhouse was absorbed into the new mill complex with a tall chimney to service a steam engine was placed against the side of one gabled wing of the front elevation of the mill owner's house. The new buildings dominated the valley and hailed the new industrial age. Perkins did not retain the mill for long as it was advertised for sale in 1807:

TO CLOTHIERS.

To be Sold by Auction

At the Swan Inn, Bradford, Wilts ;

On THURSDAY, the 2d, Day of April next, 1807,

BETWEEN THE HOURS OF FIVE AND SEVEN o' CLOCK, IN THE AFTERNOON,
(which previously I might be by Private Contract, of which due Notice, will be given.)

A Capital Clothing

MILL,

situate at Freshford, in the County of Somerset



"A fulling mill, with three stocks and two manufactories, containing upwards of 20 scribbling and carding machines, with sufficient room and power, for every kind of machinery, for carrying on the clothing manufactory to any extent. Belonging to the above mill are two good dwelling houses, mill man's house, dye-house, and stove, newly built, two gardens well stocked with fruit trees, orchard, and about seven acres of rich meadow land. The mill has two water wheels, which are supplied by a powerful stream. And has upwards of 10 feet fall, is never in want of water, and scarcely ever flooded, and is capable of driving double the force at present on it. Part of the premises are newly built".

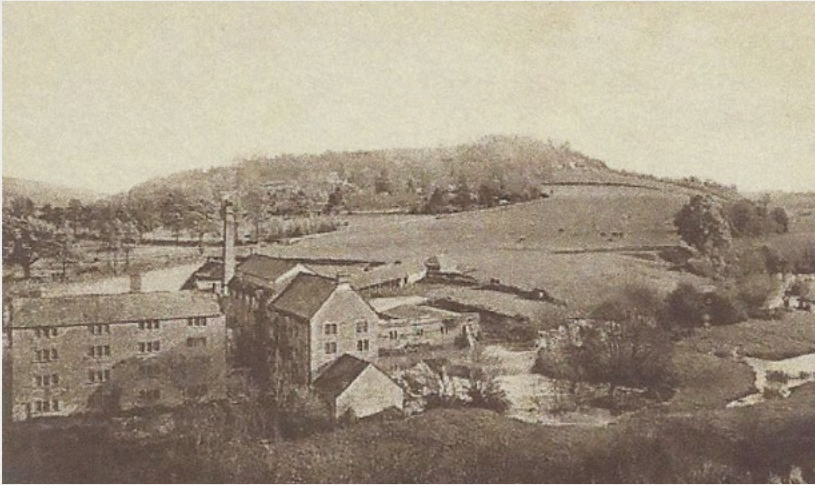
The mill was purchased by James Wapshire from Salisbury for £6,000 and was let to Thomas Joyce.

The early years of the nineteenth century saw major building in Freshford and the industrial revolution led to the need for better transport. At this time the Kennet and Avon canal was built requiring the Dundas and Avoncliff aqueducts to be built

and enabling coal to be delivered to drive steam powered engines that were installed at both Dunkirk and Freshford Mill. Trowbridge became a major centre earning the title "Manchester of the West".

However, in post-Napoleonic years even mill owners were finding times hard partly because of increased competition from Yorkshire. Dunkirk Mill was put up for sale in 1813 and was not purchased until 1816. It was then sold again in 1820 and 1830. Freshford Mill remained tenanted by Joyce until around 1816 when he was employing ninety-two workers at the mill. It was then tenanted to Stoddart and Gale but Freshford Mill then got into difficulties and all their machinery was sold in 1829 whilst the mill itself still remained in the ownership of the Wapshire family. The sales particulars depicted a very well equipped modern factory.

The 1830s saw a revival of cloth making and in the late 1830s Freshford Mill was rented by William Gee who reinstalled machinery and upgraded the steam power. At this stage, the mill owner's house would have been untenable as a domestic dwelling and large parts of it may well have been gutted.



“Despite the obviously fragmentary nature, the remains of the sixteenth century clothier’s house on a site with a history of cloth manufacture..... are a significant survival and worthy of preservation”.

Thus by 1878 the manufacture of cloth in Freshford after hundreds of years had ceased despite having been a vital part of the economy and growth of Freshford. Over the next one hundred years all the mills in the West Wiltshire and North Somerset closed.

The population dropped significantly and would have been much more but for the coming of the railway station in 1857.

Freshford. This move was possible as they were able to erect six Nissen huts as a temporary measure. By this time the manufacture of tennis balls had expanded to include a wider range of rubber products including quoits and floor tiles. Later, the products were expanded to include inflatable life rafts and jackets, and life size rubber army lorries that could be inflated to confuse the enemy.

Gradually the manufacture of straight rubber products was replaced by the more specialised rubber/metal bondings widely used in the automotive and domestic appliance trade. Up to the 1980s Peradin was employing up to 400 employees on an eight hour shift pattern through the twenty four hours.

In 1833 the Ten Hours Act prevented the employment of children under the age of nine in textile mills and restricted 9 to 13 year olds to a nine-hour day and a 48 hour week. Adults were still working a continuous 15 hours.

The 1830s also saw construction of a brand new road being Warminster Road (A36) meaning that communication to and from Freshford was much easier.

The Victorian Era

Towards the middle of the nineteenth century Freshford was beginning to slumber as cloth manufacturing began to decline to extinction in 1878. William Gee had taken over Freshford Mill in the 1830s but in 1844 sold his machinery when his fire insurance expired. In Bradford on Avon three out of four clothiers had been lost since 1800. In 1853 activities at Dunkirk Mill ceased and it remained unsold having only been in operation for sixty years.

The Mill In 1860

Freshford Mill had a period of inactivity through the 1850s and 1860s apart from fulling and in the early 70s it was bought by the partnership of James Moore and Ezekiel Edmonds, both from Bradford cloth manufacturing families but they were bankrupt by 1878 and in 1879 it was purchased by the Freeman family of Monkton Coombe as an additional flock mill (a mill for shredding cloth). It was during their ownership that the five-storey range lost its top two floors thereby seriously diminishing its typical West Country mill profile.

It is likely that just after this period the major part of the Jacobean house was demolished as it shows up on the 1884 Ordnance Survey but has gone by the 1904 edition. It is worth noting that remaining walling to the west elevation of the building to the west of the mill manager’s house may also date from the sixteenth century. The archaeological assessment reported that:

The 20th Century

Freshford Mill continued providing and processing wool off cuts for mattresses, chairs etc until the late 1930s thus ending the long association between this mill and wool products. Freshford Mill remained empty at the beginning of the Second World War and was used for the storage of aircraft parts by the Bristol Air Corporation. In 1945 Peradin Ltd purchased Freshford Mill having occupied part of it after their Trowbridge factory was bombed and in 1949 moved all of their production to

In December 1966 half the factory burnt down but manufacture continued and ambitious plans were drawn up and the site was rebuilt. Peradin continued to thrive. In 1969 it was calculated that between 6 and 9am that eighty two cars and two coaches arrived at the works representing just one shift. The photo bottom right shows the cowshed or cart shed in 1972 with the Peradin factory in the background. The cowshed was by the time of the archaeological survey in 2005 just a pile of rubble.



In 1979 a much greater £6 million plan was drawn up demolishing all the existing buildings and doubling the floor space but the scheme was rejected by the then Wansdyke Council and as a consequence Peradin in 1995 moved production back to Trowbridge. By this time mules and carts had given way to massive articulated lorries and planning legislation at long last enabled the exceptional beauty of the Frome valley between Freshford and Iford to be protected.

The 21st Century

The site remained vacant and became the subject of a number of planning battles with alternative schemes being proposed but not necessarily viable. However, in December 2005 Surrey and Counties (Sutton) Ltd gained consent for 21 residential units.

In 2005 a full photographic record of the historic core of the mill was made. None of the original floor levels existed in any of the buildings and none of the original machinery. Later industrial use had resulted in severe disruption to the pattern of original openings. Much of the historic core was encompassed by industrial buildings put up by Peradin to form one large factory. It was reported that the buildings erected at the time of Perkins were typical of that era. Typically such simple buildings were designed by a master mason in charge of construction with the co-operation of the master millwright responsible for designing the power systems within.

Originally there would have been a mill race between Building 1 & Building 2 which would have flowed under the main five storey building.

Archaeological Evaluation 2005

The cottage that remains on site today was built in at least three different phases starting with Perkins and it may well have been the mill manager's house.

It was reported that the main five storey mill building would at one time have had at least two potential waterwheel positions and it was assumed that the major manufacturing took place in this building. The ground floor would probably have housed the massive fulling stocks, whilst the upper floors were probably used for spinning and other processes. Following the grant of planning consent the site was sold on to Ypres Rose Developments. However, the development company went into administration in 2010 as a result of the banking crisis leaving the development half built. The administrator attempted over a number of years to sell the site but a combination of factors including flooding, insurance and planning compliance meant that the site was not capable of funding.

The site remained empty, vandalised and deteriorating until Environ Communities bought the site from Dunbar Assets in 2014.



SITE PLAN

Surrounded by farmland and woodland and bordered by the River Frome the mill offers an idyllic setting for those wishing to experience the best that the countryside can offer. A beautiful lake with wetland planting, an island nature reserve, a butterfly garden, orchards and even vegetable plots for everybody. Truly the living embodiment of the “ Good Life”.

Rackham House



ESTD 1086

FRESHFORD
MILL
SOMERSET



Ashe Barn

Gibbs Cottage (South)

Gibbs Cottage (North)

Williams House

Dye House

Fulling Mill

Carding Mill

The Granary

Letecombe Lodge

Teasel Cottage

Perkins Court

Miltman's House

DEVELOPMENT TEAM

DEVELOPER

ENVIRON FRESHFORD MILL LTD
Tony Dowse & David Boden

PROJECT DIRECTOR

Andrew Tait

QUANTITY SURVEYOR & CONTRACT ADMINISTRATOR

BUILDING CONSULTANCY SERVICES LTD
Phil Durman

SITE MANAGER

Hayden Meates

CONCEPT ARCHITECT

CDP ARCHITECTURE
Andy Tull & Michael Wicks

TECHNICAL DESIGN

ALAN LEATHER ASSOCIATES
Kylie Lambert

LANDSCAPE DESIGN

FORGET-ME-NOT
Julie Johnson

LAKE DESIGN

FAIRWATER LTD
Martin Kelley

BRAND DESIGN

ROCKET BASE LTD
Tom Showler

PLANNING CONSULTANTS

ALDER KING
Alan Pearce, Matt Halstead & Nicola Sully

ECOLOGISTS

SIMECOLOGY
Simeon Smith

HERITAGE CONSULTANT

MORSE HERITAGE
Dawn Morse

ENVIRONMENTAL LIGHTING CONSULTANTS

LPA-LIGHTING
Liz Peck

STRUCTURAL ENGINEERING

MANN WILLIAMS
Peter Blankley

ROAD ENGINEERING & TRAFFIC CALMING

MANN WILLIAMS

FLOOD ENGINEERING

ROYAL HASKONING DHV
Matthew Balkham & Nicola Wilson

DRAINAGE CONSULTANTS

AQUATECH
Chris Uden

TOPOGRAPHICAL SURVEY

P. STUBBINGTON LAND SURVEYS

BUILDING WARRANTY

BLP INSURANCE

PUBLIC RELATIONS

P1 COMMUNICATIONS
Vicky Goodall

SALES CONSULTANTS

SAVILLS
George Cardale & Luke Brady

LEGALS

CVS LAW
Roger Benson

INSURANCE CONSULTANTS

Andrew Askham

FUNDERS

WELLESLEY FINANCE PLC
& CVS PRIVATE EQUITY

ENVIRON

Building homes that connect to your environment. Founded in 1990 by property developer Tony Dowse, the multi-award-winning Environ team have developed a wide range of projects within the UK over the years, led by a strong guiding philosophy of sustainability, quality, localism and “New Urbanism”. This philosophy has now been extended across the channel with Environ winning an International Property Award for the Best International Leisure Development in France.



SUSTAINABILITY

A commitment to respect and protect the “local environment” means that Environ design developments to be as energy-efficient as possible ensuring that fuel bills are kept to the minimum. In fact, Environ has been one of the foremost innovators in terms of environmental protection in the UK and has been the recipient of the Building For Life Gold Award.

QUALITY

Only the best materials and the most talented architects and designers are employed when designing Environ homes. Attention to detail through every aspect of the build is immediately apparent – from the smallest window catch to the overall design of the roofscape. Top quality materials ensure not only that your home looks good and feels superb, but that maintenance costs are kept to a minimum.

ROOTED

Environ’s commitment to the “environment” extends to the local cultural environment too. This couldn’t be more important than in a development such as Freshford Mill where design needs to reflect the local vernacular (rather than a pastiche) using materials, scale and design elements that are true to the local landscape but are clearly of “their time” rather than a copy of the past. Environ developments are designed to complement the local environment, rather than fighting against it.

‘NEW URBANISM’

Based upon the architectural philosophy of Professor Christopher Alexander, the “New Urbanism” movement to which Environ enthusiastically subscribes, promotes the design of living spaces that enhance the lives of those living within them. Environ designs its homes to be as individual as possible, maximising light and space and a connection to outside. Environ aims to create living spaces that nourish both mind and soul, and building developments that help to create a sense of community.



ENVIRON

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