

WHITEHALL & BROADLEAZE FARMS

Cricklade, Wiltshire SN6 6HY



MOORE ALLEN
& INNOCENT





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Cricklade 1 mile, Swindon 8 miles, Cirencester 8 miles,
M4 (junction 16) 7 miles,
Swindon Railway Station 8 miles (London, Paddington 60 minutes)
(all distances & times approximate)

**A well-equipped residential grassland
farm situated in an excellent position
overlooking the Purton Vale**

Whitehall House

3 reception rooms, large conservatory, kitchen,
utility and cloakroom,

5 bedrooms, bathroom and shower room,
formal gardens, tennis court, indoor swimming pool

3 further houses and cottages

Exceptional range of livestock and fodder buildings,
well maintained pastureland, commercial units, wind turbine

In all about 263.95 acres - 106.83 hectares

For sale by private treaty
as a whole or in up to 3 lots.

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THE PROPERTY

The sale of Whitehall and Broadleaze Farms provides a rare opportunity to purchase an attractive and diverse farming unit, widely considered to be one of the best pasture farms in the Purton Vale. Whitehall Farm has been in the same family ownership for over 70 years.

The farms are located immediately to the south of the historic market town of Cricklade. They are centred on Whitehall Farm, which is situated in a raised position and is approached over a private drive bounded by a row of trees and post and rail fencing. The drive gives access to Whitehall House and to Whitehall Farmhouse, and also to an excellent range of farm buildings, mainly utilised for livestock housing and fodder storage, together with five commercial units installed in converted farm buildings, and a wind turbine utilised for electricity generation.

In addition to the two houses, there is a pair of cottages in the north-east corner of Whitehall Farm and at Broadleaze Farm there is a further range of farm buildings. The entire farm is in permanent grass. Whitehall Farm backs onto the former RAF Blakehill Farm Airfield which is now a Wiltshire Wildlife Trust nature reserve. The area is part of the former ancient Braydon Forest which was a Royal hunting ground in the time of King John (1199-1216).

Cricklade provides most day to day shopping and other requirements. More comprehensive facilities are available in Swindon and Cirencester, each about 8 miles distant. Cricklade also provides access to the A419 dual carriageway, which connects the M5 and M4 Motorways. Swindon Railway Station is easily accessible, putting London (Paddington) about 60 minutes travelling time.

There are many recreational opportunities available in the area including the Cotswold Water Park (3 miles), golf at South Cerney and Cirencester, racing at Cheltenham and Newbury, polo at Cirencester Park and hunting with the VWH. The area has a good network of public bridle paths, making riding from the farms very attractive. Schooling in the area is renowned. Cricklade has an excellent primary school and there are popular schools at Fairford (Farmors), Cirencester (Kingshill and Deer Park) and the Cheltenham Colleges. The Royal Agricultural University is based at Cirencester.





LOT 1

WHITEHALL FARM

153.31 acres (62.06 hectares)

(Coloured pink on the sale plan)

Whitehall House

Whitehall House is situated in a raised position with pleasant views over the adjoining vale to the east and south. To the rear it is located adjacent to the farmyard, but it is separated by a tall wall beyond the gardens. The house is constructed of pebble dashed stone and brick elevations under concrete tile and blue slate roofs. It is approached from the main drive over a gravel driveway to a gravel parking area adjacent to the front door.

Internally, the accommodation is well presented in excellent condition over two floors. There is full oil fired central heating. The front door gives access to the entrance hall with a cloakroom at one end. The hallway leads to a delightful drawing room with part timber panelled walls, garden doors and excellent views over the local countryside. Also accessed from the hallway is the dining room with a hatch to the kitchen and a study with wall shelves, timber panelled walls and exposed beams. The kitchen contains a range of base and wall units with integral hob and oven, and a double drainer sink. The utility room contains the oil-fired central heating boiler. A conservatory with two garden doors runs for most of the southern elevation of the house.

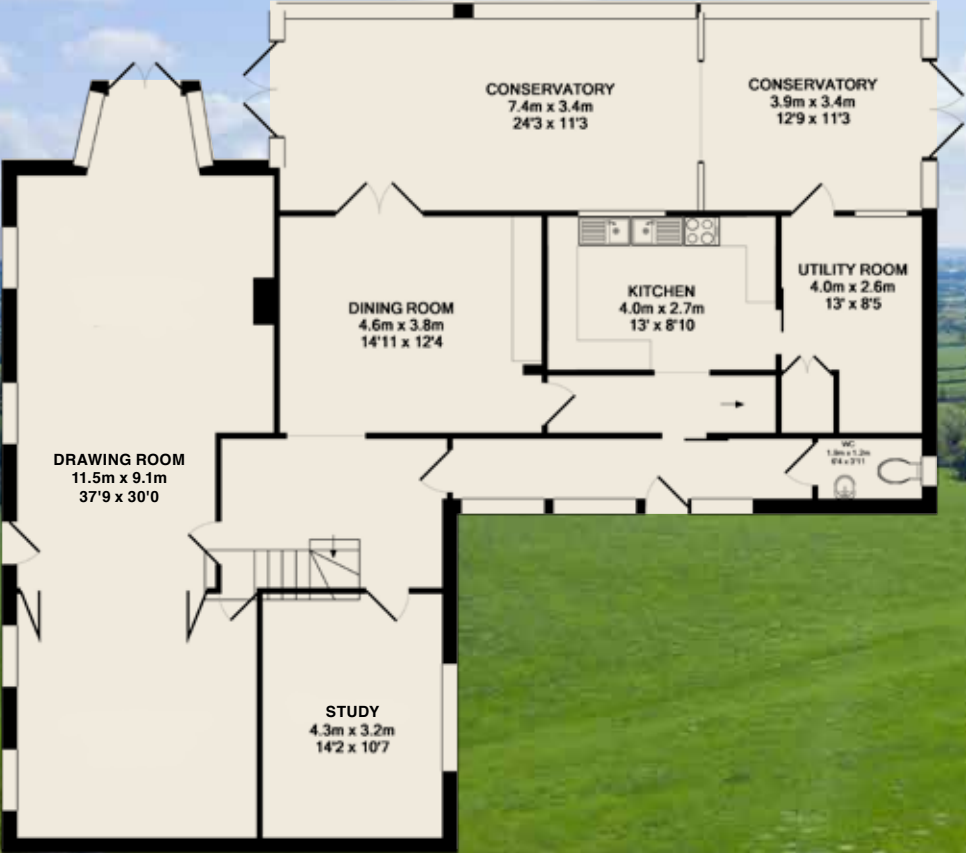
On the first floor, there is a large landing with access to the roof space. There are five double bedrooms, a family bathroom and a shower room.

Outside, the house stands in a delightful area of landscaped gardens and grounds, partly walled, which includes a hard tennis court, an attractive ornamental pond with a bridge over, a small arboretum and formal gardens with well-maintained lawns, flower borders and shrubberies. There is a double garage and a range of garden stores, partly open-fronted and partly comprising a greenhouse. An indoor swimming pool adjoins a red brick building providing changing rooms, a cloakroom and a shower room.



WHITEHALL HOUSE

Floor Plans



Ground Floor
Approx floor area
154.4 sq.m.
(1770 sq.ft.)



First Floor
Approx floor area
123.2 sq.m.
(1328 sq.ft.)

Total Approx Floor Area
287.7 sq.m. (3096 sq.ft.)

Not to scale. For identification purposes only

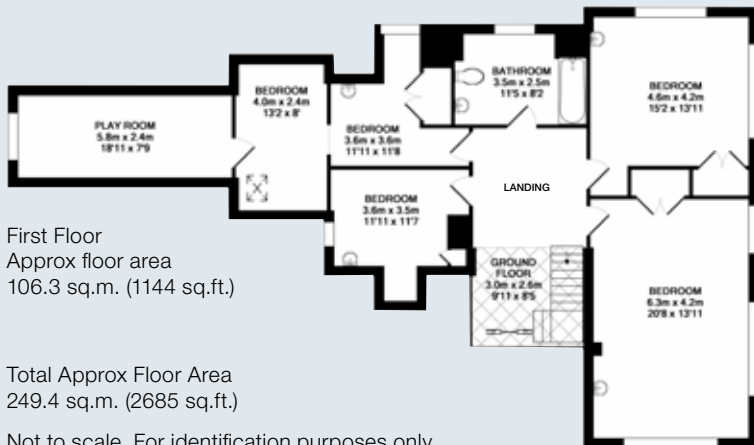




WHITEHALL FARMHOUSE Floor Plans



Ground Floor
Approx floor area
143.1 sq.m. (1541 sq.ft.)



First Floor
Approx floor area
106.3 sq.m. (1144 sq.ft.)

Total Approx Floor Area
249.4 sq.m. (2685 sq.ft.)

Not to scale. For identification purposes only



Whitehall Farmhouse

The farmhouse is located adjacent to the farm buildings, in an attractive area of gardens and grounds. It has an outstanding outlook over the adjoining vale. The house was constructed in the early 1970's of Bradstone elevations under a stone tile roof with mullion style windows. It is subject to an agricultural occupancy condition. The house is approached from the main drive over a concrete driveway to a parking area adjacent to the front of the house.

The front door gives access to the entrance hallway with stairs to the first floor. The impressive sitting/ dining room has a garden door and excellent views. To the rear of the hallway there is a study and a cloakroom. The kitchen contains a range of base and wall units together with an oil-fired Aga cooker. To the rear of the kitchen is the utility room which leads to a boot room, a walk-in larder and a double garage/ workshop.

On the first floor, a galleried landing gives access to five bedrooms and a family bathroom. Above the garage there is an under-eaves playroom.



Numbers 1 & 2 Broadleaze Cottages

A pair of semi-detached cottages, situated in the North East corner of Lot 1, with access off the Chelworth Road. They are constructed of profile sand faced block elevations under a roof covering of concrete tiles. Each cottage has full gas fired central heating and upvc windows throughout.

The accommodation of each cottage comprises a sitting room, kitchen / breakfast room, utility room and cloakroom on the ground floor, with two bedrooms and a bathroom on the first floor. The cottages are situated in well maintained areas of gardens and grounds bounded by concrete panel walling, with an open outlook over the adjoining farmland.

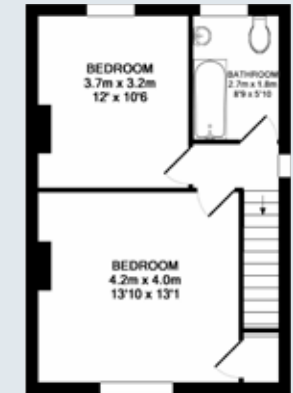


Whitehall Farmhouse

1 BROADLEAZE COTTAGE



Ground Floor



First Floor

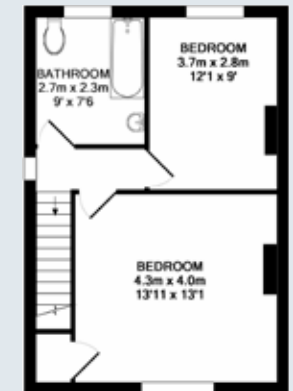
Total Approx Floor Area 82.5 sq.m. (888 sq.ft.)
Not to scale. For identification purposes only



2 BROADLEAZE COTTAGE



Ground Floor



First Floor

Total Approx Floor Area 82.2 sq.m. (884 sq.ft.)
Not to scale. For identification purposes only



The Farm Buildings

The buildings comprise an impressive range of structures, mainly utilised for livestock housing and fodder storage. They briefly comprise:

1. Fodder barn (75' x 70') of 5 bay, concrete portal frame construction with lean-to's either side, partly clad with concrete block and timber panels.
2. Attached monopitch calf house (28' x 21') of concrete block construction under a corrugated iron roof.
3. Fodder store (165' x 30') of 11 bay, portal frame construction, fully clad with concrete block.
4. Covered yard (75' x 45') of 5 bay, steel portal frame construction, fully clad with concrete panel walls and feed mangers.
5. 2 x adjoining covered yards with central feed passage (105' x 85'), each of steel portal frame construction, partly clad with concrete panel walls and Yorkshire boarding above.
6. 2 x adjoining covered yards (75' x 70'), each of 5 bay, steel portal frame construction, partly clad with concrete panel walls with Yorkshire boarding above.
7. 2 x adjoining covered yards with central feed passage (195' x 85'), each of 13 bay, steel portal frame construction, clad with concrete panel walls, with Yorkshire boarding above.
8. Muck pad with concrete panel walls to two sides and concrete floor with a drainage catchment pit.
9. Open silage clamp (125' x 57') with concrete panel walls and concrete floor, draining to one side.

There are extensive concrete yard areas which, together with the muck pad and silage clamp, drain to two lagoons from where dirty water is pumped to a field irrigation system.



The Commercial Buildings

The buildings are situated at the head of the entrance drive and form a courtyard of three converted farm buildings, comprising six let office units:

Unit 1:

Blackthorn Centre (1,754 ft², 163 m² internal area) providing offices, two cloakrooms and kitchen facilities.

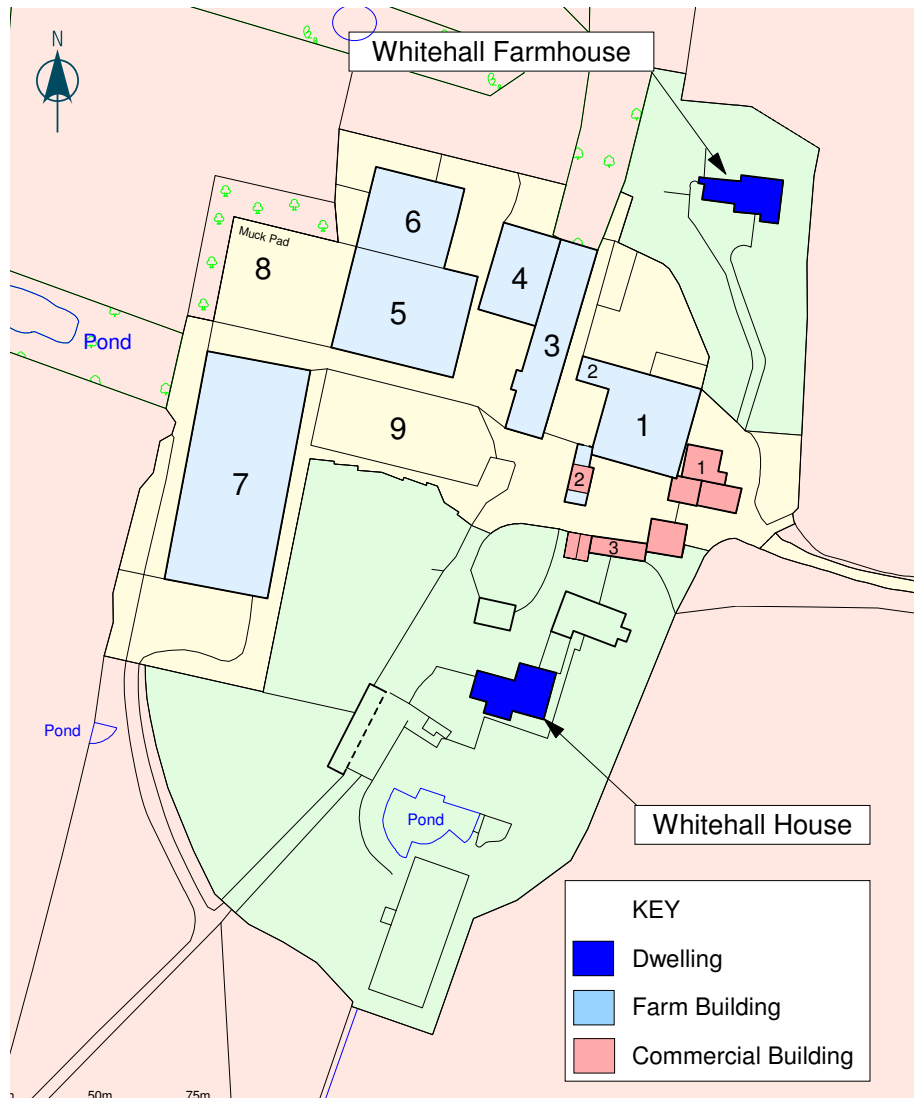
Unit 2:

The Old Dairy (527 ft², 49m² internal area) comprising an office and a store.

Unit 3:

The Barn, Studio and Garden Rooms (2,368 ft², 220m² internal area) comprising four offices, two stores, a cloakroom and kitchen facilities.

Each of the units has specified parking spaces. The Tenants are responsible for the payment of rates. The total annual rental income is in the region of £30,000.



The Wind Turbine

The turbine is situated to the South West of the farm buildings. It comprises a Gaia 133 11kw Grid using an 18 metre tubular tower. It was erected in 2011 and commissioned in 2012. There is an underground cable connecting to the grid and to the commercial buildings at Whitehall Farm. The turbine provides an annual income of in the region of £9,000 less the service charge of about £600.

The Farmland

The farmland on Lot 1 extends to 142.19 acres (57.56 hectares) which lies within a ring fence. The land, which is all in permanent pasture, is in good heart, having been farmed to a high standard. The field boundaries mostly comprise trimmed hedges with post and wire back fencing, much of which has recently been replaced or renewed. The land falls to the River Key on the south eastern boundary and much of the land is under drained. There are water troughs in most of the fields.

Access to the land is either from the entrance drive, the farm buildings or the Chelworth road on the northern boundary. The land backs on to the former RAF Blakehill Farm Airfield. The soils mainly comprise a deep heavy loam, much of which is in the Wickham 2 Series.

LOT 2

FARMLAND AT BROADLEAZE FARM

68.19 acres (27.60 hectares) *(Coloured blue on the sale plan)*

This Lot comprises five level pasture fields divided by Blind Lane (a public bridleway). The land is in excellent heart and is mainly bounded by trimmed hedges with post and wire back fencing. Access to the land is available from the public highway on the northern and southern boundaries.

LOT 3

FARMLAND & BUILDINGS AT BROADLEAZE FARM

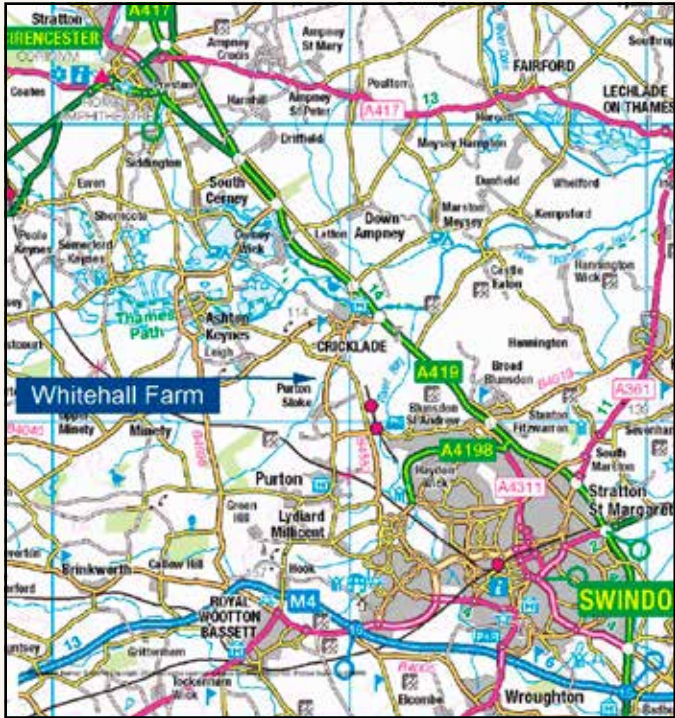
42.45 acres (17.18 hectares) *(Coloured green on the sale plan)*

Three field enclosures of permanent pasture, fenced and watered with good vehicular access and a useful range of buildings briefly comprising:

- Covered yard and lean-to (60ft x 50ft) of 4 bay, concrete portal frame construction, partly clad with concrete block walling, concrete floor and water trough.
- Fodder barn and lean-to (75ft x 53ft) of 5 bay, steel portal frame construction, open sided with hard-core flooring.
- Storage building (48ft x 20ft plus lean-to 17ft x 7ft) of concrete block construction.
- Former bull pens (28ft x 17ft) of concrete block construction.

Field 7138, which is predominantly woodland, forms part of a registered Common.





DIRECTIONS

The properties are located about 1 mile to the south of the market town of Cricklade in North Wiltshire. Cricklade is situated mid-way between Cirencester and Swindon (each 9 miles), just off the A419 dual carriageway. If approaching from the A419, take the turning into Cricklade. In the town centre, turn left at the mini roundabout and on leaving the town, take the B4553 road signposted for Purton. Continue for about 1 mile, and the entrance drive to Whitehall Farm will be found on the right hand side, shortly after passing the cross roads adjoining the Broadleaze Farm buildings.



METHOD OF SALE:

The property is freehold and is offered for sale by private treaty as a whole or in up to 3 Lots.

VIEWING:

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

FIXTURES AND FITTINGS:

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

SERVICES:

- **Electricity:** Mains electricity is connected to the dwellings, the commercial buildings and to some of the farm buildings. The electricity supply is supplemented by electricity generated by a wind turbine situated to the rear of the farm buildings which is connected to the commercial buildings.
- **Water:**
Lot 1 is connected to mains metered water which serves the dwellings, the commercial units, the farm buildings and troughs on the land. It also serves two adjoining properties through a sub-meter which is read by the Water Authority.
Lot 2 is currently connected to a joint water supply which will be disconnected at completion. However, mains water is available in the adjoining highway.
Lot 3 is connected to mains metered water.
- **Drainage:** The dwellings and the commercial units are all connected to private tank drainage systems.
- **Heating:** Whitehall House and Whitehall Farmhouse each have oil-fired central heating systems. Numbers 1 & 2 Broadleaze Cottages each have gas fired central heating systems supplied from the mains. The commercial units are heated by an air source heat pump (Unit 1) and by electricity.
- **Broadband:** Gigaclear broadband is due to be connected to Whitehall Farm.

LOCAL AUTHORITY:

Wiltshire Council, Monkton Park, Chippenham, Wilts SN15 1ER.
Telephone: 0300 4560100.

TENURE AND POSSESSION:

The property is freehold and is offered for sale with vacant possession on completion, subject to the occupancies of the

commercial units and the let residential properties as listed in the following schedule.

RESIDENTIAL PROPERTY SCHEDULE:

Property	Postcode	Occupation	Council Tax	2019/ 20 payment
Whitehall House	SN6 6HY	Vacant on completion	G	£3,091.69
Whitehall Farmhouse	SN6 6HY	Vacant on completion	G	£3,091.69
Number 1 Broadleaze Cottage	SN6 6HX	Agricultural employee	C	£1,648.90
Number 2 Broadleaze Cottage	SN6 6HX	Assured Shorthold Tenancy	C	£1,648.90

WIND TURBINE:

The wind turbine provides electricity to SSE Energy Supply Limited under a Feed-in Tariff Agreement dated 25th March, 2012 for a period of twenty years from 5th January, 2012. The turbine generates between 22,500 kW and 25,000 kW per annum at a Feed in Tariff of 34.97p per kW, with a deemed 50% export at 3.82p per kW, both of which are index linked annually. The deemed export is 50% of the annual production, even if it is used on site. The commercial units, the farm buildings and the swimming pool all benefit from this.

TOWN & COUNTRY PLANNING:

- None of the buildings are listed.
- Whitehall Farmhouse is subject to an agricultural occupancy condition.
- A number of public footpaths and bridleways cross the property.
- Field 7138 on Lot 3 is registered common land, forming part of The Dance Common.

Further information is available from the Selling Agents.

INGOING VALUATION:

The buyer of Lot 1 will be required to pay on completion, in addition to the purchase price, for:

- All unconsumed stores including seeds, fertiliser and sprays at cost;
- All fodder in store including silage, hay and straw.

BASIC PAYMENT SCHEME:

The farmland is registered with 101.1392 units of Non SDA Entitlements under the Basic Payment Scheme. The payment for the 2019 scheme year has been claimed and will be retained by the Sellers. The Sellers will use their reasonable endeavours to transfer the registered entitlements to the buyer of each Lot at completion.

SPORTING, TIMBER AND MINERALS:

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

DATA ROOM:

Further information about the property is available in a data room. Please contact the Selling Agents for the login details.

SELLERS' SOLICITOR:

Messrs Charles Russell Speechlys
Compass House, Lypiatt Road, Cheltenham, Glos GL50 2QJ
Telephone: 01242 246367

SALE PLAN AND PARTICULARS:

Moore Allen & Innocent LLP for themselves and for the Sellers 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.

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