



Fosse Way Farm

North Wraxall, Wiltshire

Carter Jonas

Fosse Way Farm North Wraxall Wiltshire SN14 7PQ

An attractive farm set in a picturesque location.

Fosse Way Farm comprises a detached farmhouse with annexe, numerous farm buildings and mixture of arable and pasture land set in the North Wiltshire countryside.

In all extending to approximately 179 acres (72.4 hectares).

For sale as a whole or in up to 4 lots.



Fosse Way farmhouse occupies a delightful and secluded position with superb views across its own land from all aspects. It has 3 bedrooms, an annexe, a private gravel drive and well-maintained gardens.

The farmland extends to 179.83 acres (72.7 ha) in all with a mixture of pasture and arable land. There are a range of traditional and modern farm buildings on the holding.

Available as a whole or in up to 4 lots.

Lot 1- farm house with farm buildings and 47.03 acres (19 ha) of sloping arable and pasture land.

Lot 2- 85.5 acres (34.6 ha) of land comprising of 23.01 acres (9.3 ha) of pasture, 57.53 acres (23.2 ha) of arable land and farm buildings.

Lot 3- 22.55 acres (9.1 ha) of land which is permanent pasture.

Lot 4- 18.85 acres (7.6 ha) of flat land capable of arable cropping.



Location

Fosse Way Farm is located within the Cotswold Area of Outstanding Natural Beauty just 3 miles outside of the 'prettiest village in England' - Castle Combe and 1 mile outside of the small village North Wraxall.

Despite the rural tranquillity of the property, the farm is just 10 miles northeast of the Heritage City of Bath and 8 miles west of Chippenham market town.

Bath boasts a wealth of recreational and cultural facilities along with a range of excellent schools, both state and private sectors and two highly regarded universities. Chippenham also has a good range of shops and provides a range of communication links including a direct train service to London Paddington from 75 minutes.

Amenities

The town of Marshfield is close at hand (3 miles approx.) and has a range of amenities; including shops, a post office, a newsagent, and a medical practice.

Early school life for the area revolves around the excellent Marshfield Primary School, and a bus service into both Bath and Chippenham operates for Secondary schools. Private education can also be found in Bath at The Bath Royal High School, Kingswood and King Edwards School.

Farmhouse

The farmhouse is well positioned, with extensive views across uninterrupted countryside. The property is of reclaimed Cotswold Stone under a slate roof and sits within 1.65 acres of grounds, including two farm buildings.

The farmhouse is currently split into two, with a one-bedroom annex on the ground floor of the eastern wing and a three bedroom 'main' farmhouse. The main farmhouse currently benefits from a dining room, kitchen, sitting room, utility room, two bathrooms and three bedrooms.

The farmhouse is subject to an Agricultural Occupancy Condition.

Farm Buildings

There are a small number of traditional and modern farm buildings across the holding.

The first set of buildings are situated adjacent to the farmhouse. One is an attractive Cotswold Stone outbuilding opposite the farmhouse, previously utilised as a farm office. Further down the track, is a practical general purpose building which has been used as a machinery store in recent years.

Within lot 2 there are buildings including a covered yard, a machinery store and just behind the yard is an open fronted Cotswold stone barn.

Some of the buildings have the potential for alternative use, subject to the relevant planning consents.





Lot 1

Floor plan

Fosseway Farm
North Wraxall
Wiltshire

House Area: 2832 sq ft / 263.1 sq m

Annexe: 775 sq ft / 71.9 sq m

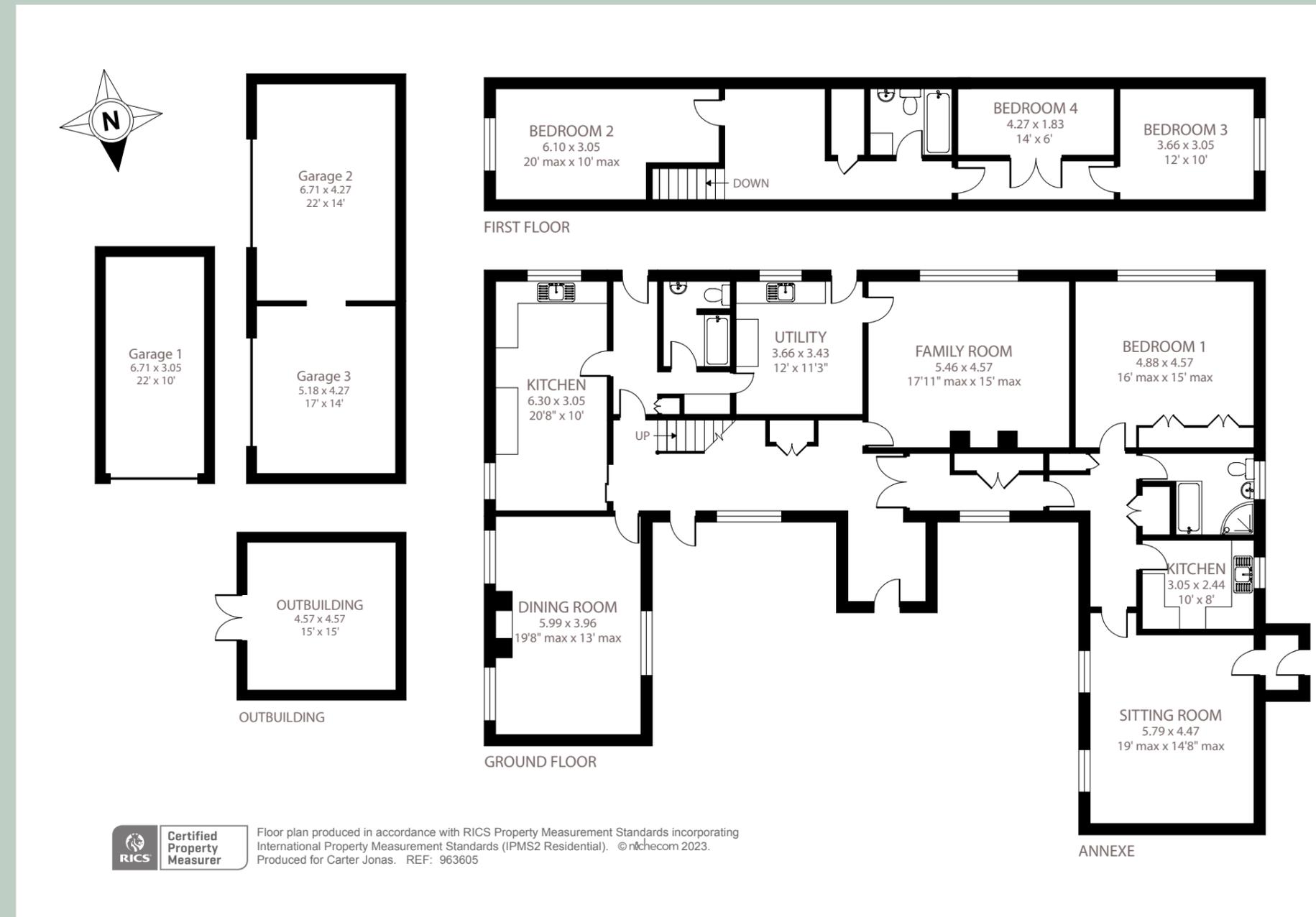
Total: 3607 sq ft / 335 sq m

Garage: 773 sq ft / 71.8 sq m

Outbuilding: 225 sq ft / 20.9 sq m

Total: 998 sq ft / 92.7 sq m

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



Land

The land extends to 178.66 (72.3 ha) in total and is split by the fosse way. The soils are well drained and subsequently suitable for a variety of uses. This is reflected in the land split on the farm.

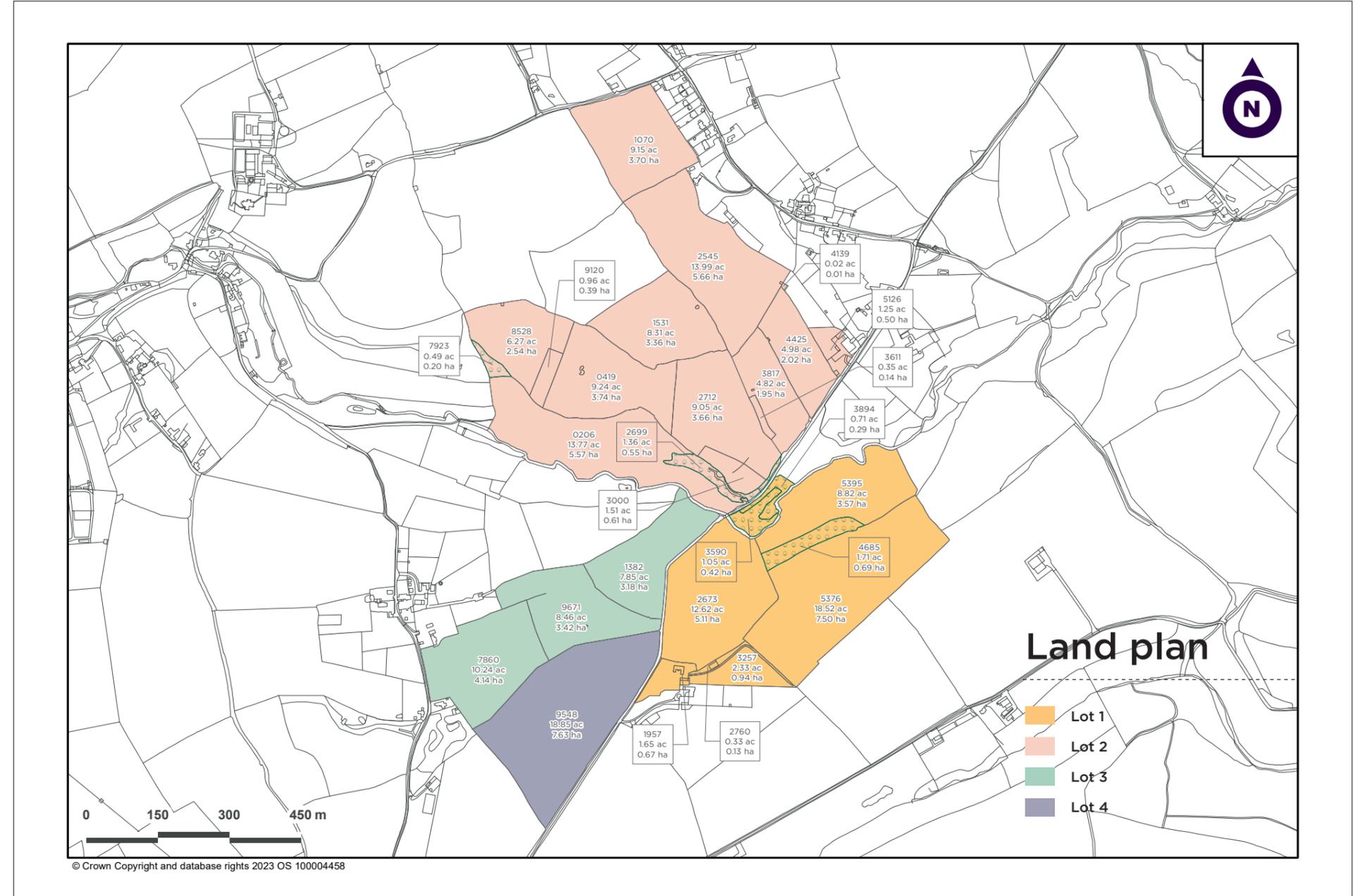
Lot 1 comprises of the farmhouse and surrounding buildings and 47.74 (19.3 ha) of pasture and arable equally split, the land slopes down to Broadmead Brook. The land can be accessed either via the driveway or directly from the Fosse Way at the bottom of the valley.

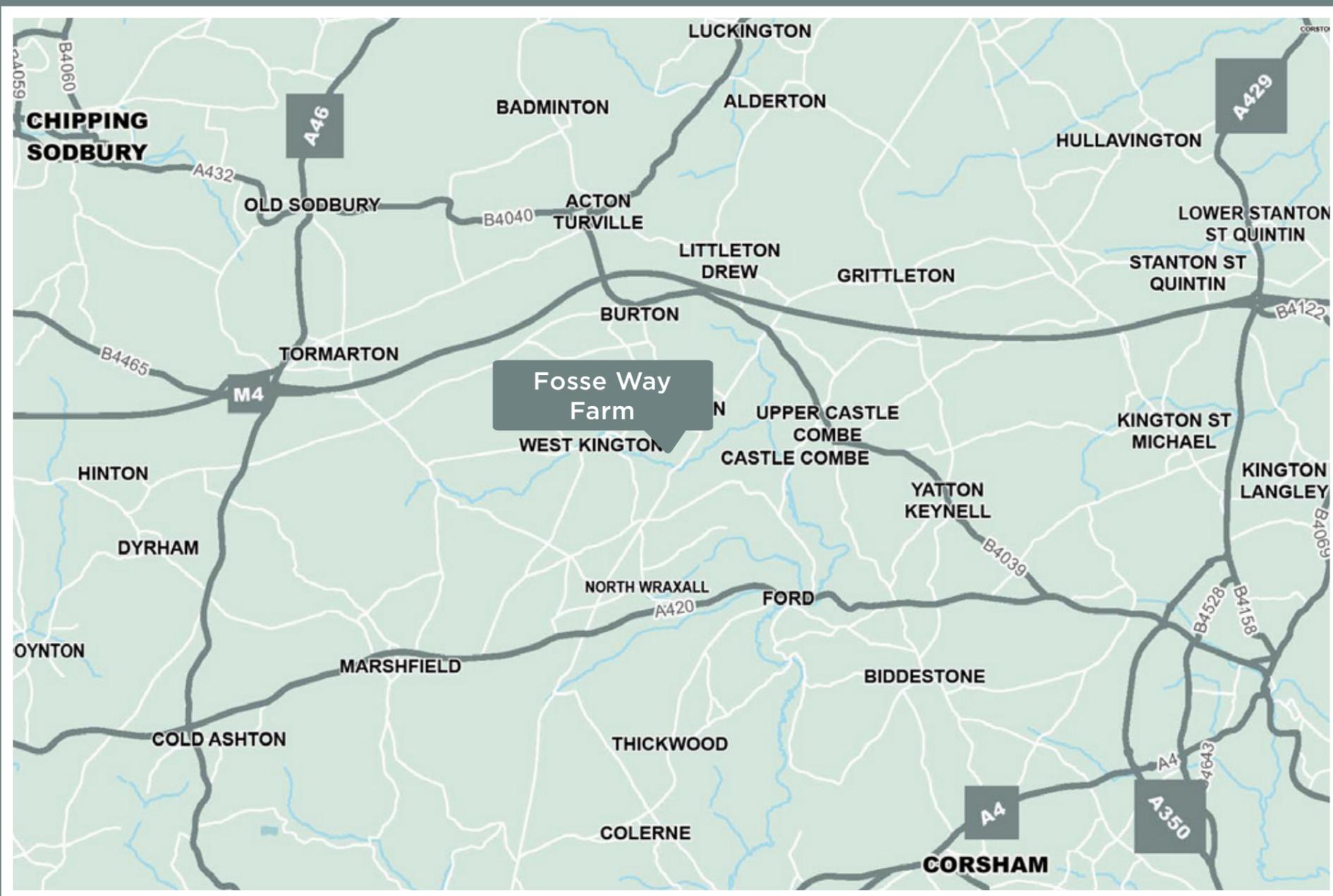
Included within lot 2 is approximately 26.01 (10.5 ha) of pasture and 59.51 (24.1 ha) of arable. The arable land on the northern boundary is flat with the pasture sloping down to the south to Broadmead Brook.

The land can be accessed at several points either from the fosse way or Wood Lane. Included in this lot are the farm buildings which are away from the farmhouse.

Lot 3 is entirely pasture land which extends to 26.55 (10.7 ha) running through the valley of Broadmead Brook. The land can be accessed either directly off of the Fosse Way or off of the road connecting West Kington Wick to West Kington. The land has mains water connection and access to the brook

An arable field extending to 18.85 acres makes up lot 4 , which is a flat field which runs along the edge of the Fosse Way.





Method of sale

The property is for sale by private treaty as a whole or in up to 4 lots.

Tenure & possession

Freehold subject to three Farm Business Tenancies on the agricultural land. These agreements come to an end on the 29th of September 2023. The annexe of the farmhouse is sold subject to an AST. The sporting rights are let until the 1st of February 2024 to the local shoot.

Basic payment scheme

There are no basic payment scheme entitlements included with this sale.

Environmental schemes

Lot 2 is subject to a countryside stewardship agreement which may be transferred to the purchaser upon completion.

Designations

The whole farm is located within the Cotswold AONB.

A scheduled monument is located within parts of lots 1 and 3.

Holdover & early entry

Holdover to harvest maize field comprising lot 4 will apply.

Services

There is mains water and electricity. There is oil fired central heating and private drainage.



Health & safety

We ask that you be as vigilant as possible when making your inspection for your own personal safety.

Wayleaves easements & rights of way

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred

to in these particulars or not. There is a bridleway going through lots 3 and footpaths going through lots 2 and 3.

EPC ratings

The farmhouse has an EPC rating of E.

Local authorities

Wiltshire Council
T: 0300 456 0100
W: wiltshire.gov.uk

Sporting timber & mineral rights

The sporting, timber and mineral rights are included within the sale insofar as they are available. The land is currently being used within the local shoot and

the topography of the valley lends itself to this.

Viewings

By appointment with the selling agent: Carter Jonas.

Directions

Turn off of the A420 at The Shoe towards Grittleton and follow the Fosse way for 2 miles and the property will be on your right.



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Important information

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