

EASTCOURT FARM

Eastcourt, Malmesbury, Wiltshire SN16 9RZ

MOORE ALLEN
& INNOCENT





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Cirencester 8 miles, Malmesbury 5 miles, Swindon 16 miles, Bath 26 miles, London 98 miles, Kemble Railway Station 5 miles (London, Paddington 75 minutes), M4 (Junc. 17) 10 miles
(all distances & times approximate)

A beautiful residential grassland farm situated in a private rural position

- Charming period farmhouse with pretty views
- 3 reception rooms, 5 bedrooms, 3 bathrooms and attics
- Delightful walled garden
- Extensive range of modern and traditional buildings and stables
- 4 commercial units
- Well maintained pastureland and woodland
- Sporting and amenity appeal
- In the same family ownership for 84 years
- On the Gloucestershire / Wiltshire border

In all about 107.60 acres (43.54 hectares)

For sale by private treaty as a whole

**MOORE ALLEN
& INNOCENT**

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SITUATION

Eastcourt Farm is situated in a beautiful position in open, unspoilt countryside. Nearby Crudwell provides a Post Office, primary school, pre-school, village hall, play area, Parish church, two village pubs and two hotels.

Kemble railway station is about 5 miles distant, providing main line rail services to London (Paddington) scheduled to take from 75 minutes. The market towns of Malmesbury (5 miles) and Cirencester (8 miles) each provide an excellent range of shopping and other day to day facilities.

There are many recreational opportunities available in the area including polo at Cirencester Park and Westonbirt, racing at Cheltenham and Newbury, Badminton and Gatcombe Horse Trials and several local golf courses. Eastcourt Farm is located within the VWH Hunt country and close to the Duke of Beaufort's Hunt border.

There is also an excellent range of schooling in the area, including Westonbirt, Beaudesert, Pinewood, Marlborough College, St Marys Calne, and the Cheltenham Colleges.

THE PROPERTY

Eastcourt Farm is approached over a private driveway, which leads through post and rail fencing to the farmhouse. The house stands in beautifully maintained gardens and has excellent southerly views across its own fields and the adjoining countryside. There is a range of traditional and more modern farm and equestrian buildings, four commercial units and well maintained pastureland with considerable amenity and sporting appeal.





Eastcourt Farmhouse

Eastcourt Farmhouse is a charming, period dwelling traditionally constructed of Cotswold stone elevations under a roof mainly covered in Cotswold stone tiles. From the gravel parking area, the front door opens into a spacious entrance hallway with stairs leading to the first floor. The sitting room is an attractive room with an open fireplace, a bay window, a garden door and bookshelves. Beyond the entrance hall is an inner hallway giving access to the drawing room, a beautiful, light and airy room with open fireplace with ornamental surround, a lit display cabinet, bay window and a door to the garden. The dining room has double garden doors opening to the walled garden.

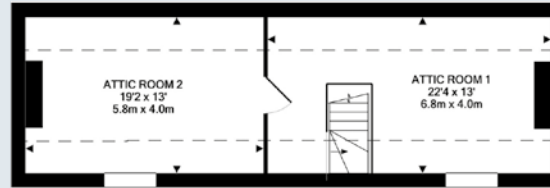
The rear hall leads to a back door, a walk-in larder, a large walk-in cupboard, a boot room and cloakroom. The kitchen contains an oil-fired, four oven Aga cooker and an attractive range of timber base and wall units. A door gives access to the rear stairs and also to the utility room with a further back door.

The light and spacious first-floor landing provides access to five bedrooms and three bathrooms. The bedrooms are well proportioned rooms with wonderful views. Further stairs lead to the second floor, with two under eaves rooms giving potential for further bedrooms.

Across the yard from the back door is the farm office contained in a traditional building of Cotswold stone construction with double opening doors.



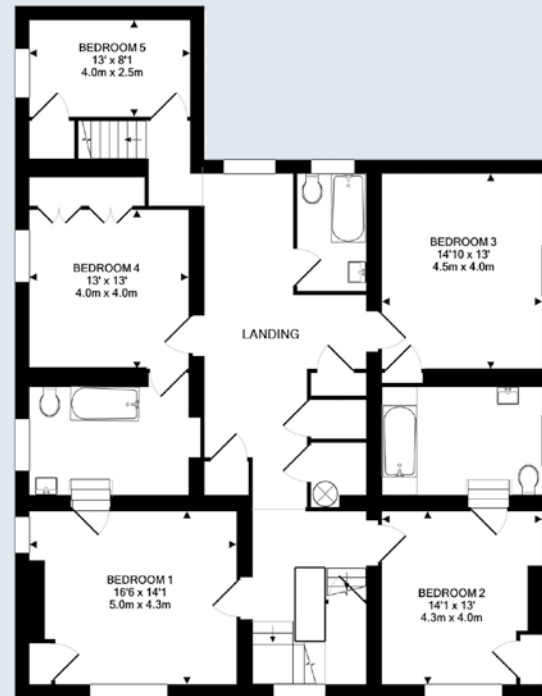
EASTCOURT FARMHOUSE



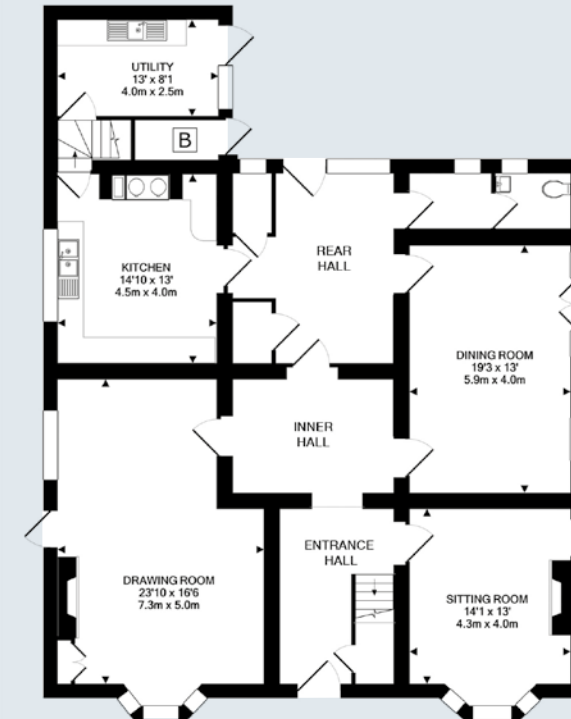
Office



Attic



Ground Floor



First Floor

Total Approx Floor Area 368.9 sq.m. (3971 sq.ft.)
NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY





Gardens & Grounds

Adjoining the house is a formal walled garden with well stocked flower borders and a stone terrace next to the dining room doors. Further gardens are situated on the western side of the house and adjacent to the entrance drive, where there are specimen trees and an ornamental pond with an island planted with heathers. Beyond this is a productive vegetable garden.



The Traditional Barn

An impressive building of Cotswold stone construction under a pitched roof mainly covered in Cotswold stone tiles. The main barn has dimensions of 14.9m x 6.3m with two porches, each 4.7m x 3.7m. Tallet steps lead to a loft over part.

Adjoining the main barn is a secondary building also of Cotswold stone construction with external dimensions of 12.95m x 6.22m containing two pens, a workshop and stores. There are further tallet steps to a loft over, containing the farm water supply system. There is a lean-to garage on one side.



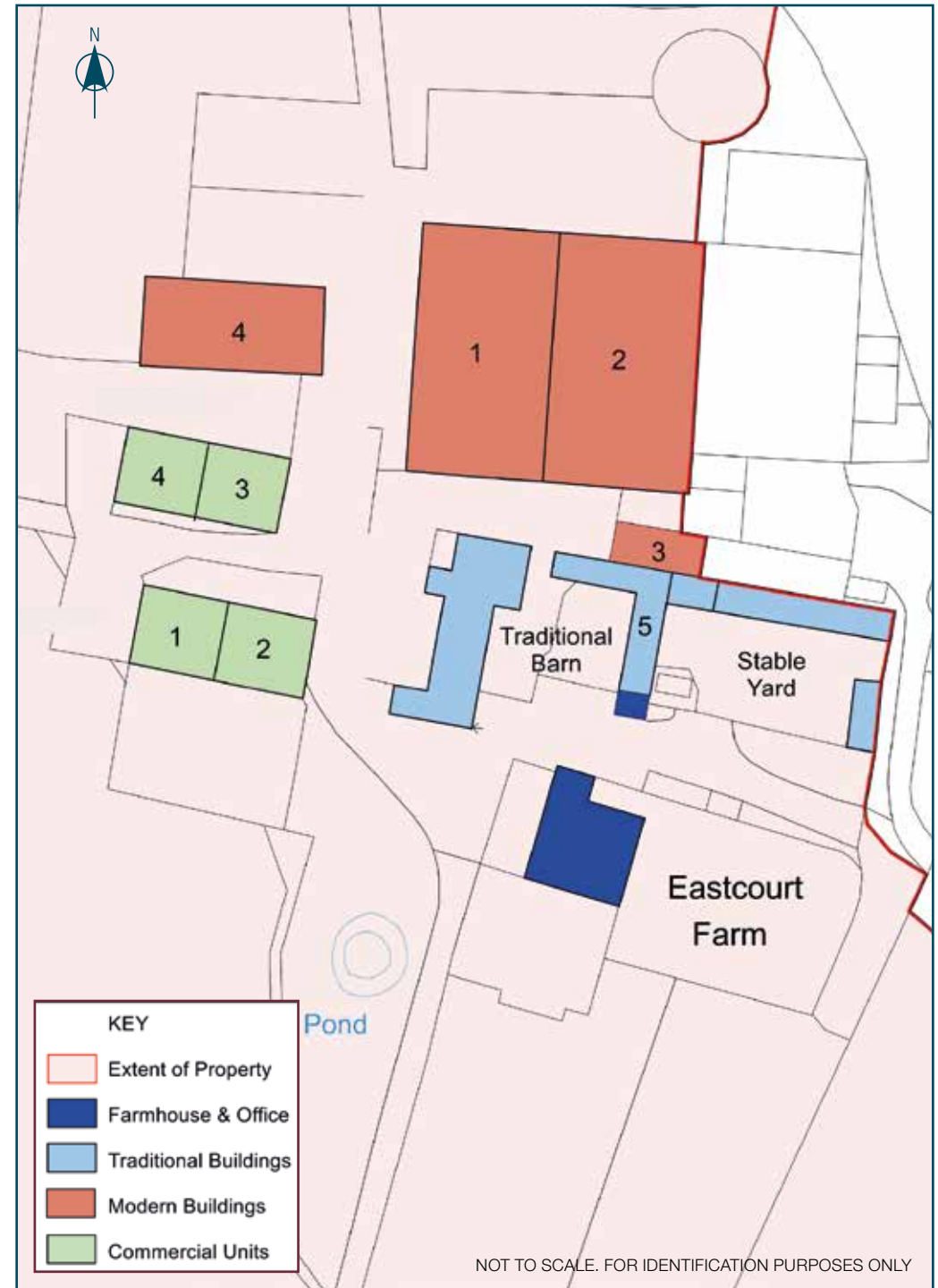
The Stable Yard

This is mainly bounded by Cotswold stone walling and comprises a single storey traditional range measuring 33.3m x 4.1m containing 5 loose boxes and three open fronted bays. On one side there is a timber and corrugated iron building comprising stores and in one corner is a greenhouse.

The Farm Buildings

1. **Covered yard** (36.5m x 19.8m) of 8 bay, concrete portal frame construction with lean-tos on either side, clad with concrete block and part Yorkshire boarding. The building contains several stores, a cloakroom and the former dairy and parlour.
2. **Covered yard** (36.5m x 19.8m) of 8 bay, steel portal frame construction with lean-tos on either side, clad with concrete block and Yorkshire boarding above with metal sheeted gates at either end. There is a central feed passage and three large pens on one side.
3. **Dutch barn** (13.7m x 4.57m) partly clad with sleepers over a concrete floor.
4. **Fodder barn** (26.2m x 12.2m) of 5 bay steel portal frame construction.
5. **Traditional range** in "L" shape, constructed of Cotswold stone with dimensions of 13.6m x 3.8m and 16.2m x 4.54m.

There are extensive concrete yard areas and two former silage clamps to the rear.



The Commercial Buildings

These comprise two single storey former agricultural buildings, both with external dimensions of about 25.8m x 11.9m. The buildings are each divided into two commercial units, situated to one side of the farmyard. Each unit has oil fired central heating.

1. **West Garden** providing 5 offices, kitchen, cloakroom and stores.
Internal door to:
2. **East Garden** providing 3 offices, kitchen and cloakroom.
3. **East Orchard** providing 5 offices, kitchen and cloakroom.
4. **West Orchard** providing 2 offices, 2 stores, kitchen and cloakroom.

Each unit has its own specified parking spaces. The Tenants are responsible for the payment of rates. The total annual rental income is in the region of £40,000.



The Farmland

The farmland, which is all in permanent grass, extends to 97.57 acres (39.48 hectares). The land has been well maintained with trimmed hedges and the fields are in stockproof condition. The land is situated in a beautiful setting, rising to the north from where there are extensive views. Most of the field enclosures have access to water supplies.

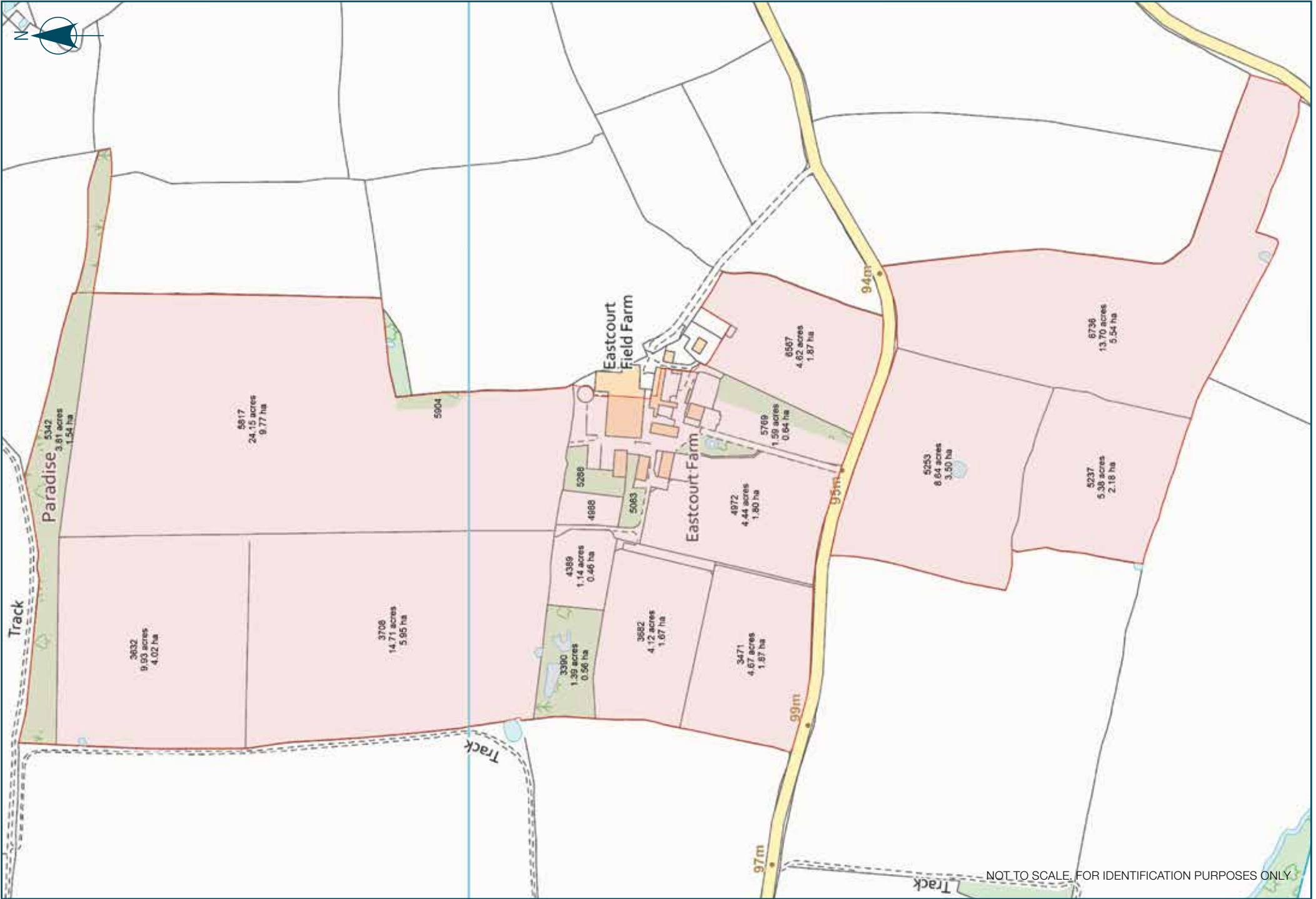
The land is classified as Grade 3 and the soils mainly comprise a deep, productive loam. Most of the farmland has not received chemical, sprays or fertiliser for a great many years.

All of the land lies within a ring fence bounding the farmhouse and the buildings, except for 27.72 acres of farmland which is situated to the south of the Crudwell to Eastcourt road, with access immediately opposite the entrance to the farm drive. There are views from the farmhouse right across this parcel of land.

In addition to the farmland, there is 6.27 acres (2.54 hectares) of woodlands. The main plantation is "Paradise" Covert, extending to 3.81 acres, which is situated on the northern boundary and is an excellent sporting woodland. Some of the farmland hedges have been trimmed to provide an exceptional equestrian challenge.

There are no known public rights of access across any part of the farm.





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DIRECTIONS

Eastcourt Farm is situated about ½ mile to the east of the village of Crudwell, close to the Wiltshire / Gloucestershire border. Crudwell lies on the A429 Cirencester to Malmesbury road. From Crudwell village, take the turning to the east signed for Eastcourt. On leaving the village, Eastcourt Farm will be found after about ½ mile on the left-hand side.



GENERAL INFORMATION

METHOD OF SALE:

The property is freehold and is offered for sale by private treaty as a whole.

VIEWING:

Strictly by prior appointment through the 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 farmhouse, the commercial units and to some of the farm buildings. A standby generator situated adjacent to the office is available for emergency electricity to the farmhouse and the office.
- **Water:** Mains water is connected to the property, supplemented by a private borehole water supply which serves the farmhouse, the commercial units, the farm buildings and troughs on the land.
- **Drainage:** The farmhouse and the commercial units are all connected to a private septic tank.
- **Heating:** The farmhouse and the commercial units are each heated by oil-fired central heating systems.
- **Broadband:** BT broadband is connected.

LOCAL AUTHORITY:

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN14 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. Further details are available from the Selling Agents.

TOWN & COUNTRY PLANNING:

- None of the buildings are listed.
- There are no known public rights of access over the property.
- Planning consent for the re-use of existing buildings for B8 storage and distribution use was granted by North Wiltshire District Council on 4th December, 2002. (Ref: N/02/02237/COU).

OUTGOINGS:

Council Tax:

Eastcourt Farmhouse: Band H (the charge for 2021/22 is £3,859.08).

Business Rates:

West Garden - RV £8,400
East Garden - RV £8,000
East Orchard - RV £6,400
West Orchard - RV £8,400

EPC RATING:

Farmhouse: F.

INGOING VALUATION:

There will be no ingoing valuation of growing crops. Holdover may be required to allow graziers to complete the fodder harvest.

BASIC PAYMENT SCHEME:

The farmland is registered with 38.09 units of Non SDA entitlements under the Basic Payment Scheme. The payment for the 2021 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 after completion.

SPORTING, TIMBER AND MINERALS:

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

ONLINE DATA ROOM:

Further information about the property is available in an online data room. Please contact the Selling Agents for the log-in details.

SELLERS' SOLICITOR:

Messrs Sewell Mullings Logie, 7 Dollar Street, Cirencester, Gloucestershire GL7 2AS. Telephone: 01285 650000.

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 of 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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