



Town Farm

Westbury, Wiltshire

Carter Jonas

Town Farm
Bratton Road
Westbury
Wiltshire
BA13 4TQ

A charming holding situated on the escarpment of Salisbury plain next to the Westbury White Horse.

Town Farm is a delightful residential farm, nestled in the hillside underneath one of Wiltshire’s most famous landmarks, the Westbury White Horse.

In all extending to 155.59 acres (62.96 ha).

For sale by private treaty as a whole.

Carter Jonas



Property

A residential farm complete with two charming red brick semi-detached cottages, various farm buildings and approximately 155 acres (62.6 ha) of pasture land.

Location

Town Farm is situated right in the heart of Wiltshire, and borders one of the oldest and most renowned landmarks in the county, the Westbury White Horse. The Bratton Downs surround the White Horse and are a designated Site of Special Scientific Interest (SSSI) due to the diverse range of flora and fauna and notable geological features present. The Bratton Downs SSSI runs through the middle of the farm and comprises the steep banks that extend through the central compartment of the property.

The farm is positioned in between the market town of Westbury (1.5 miles) and the village of Bratton (1.7 miles). Warminster (5 miles) lies to the south of the property and offers a range of independent shops and boutiques. The Georgian City of Bath is also close at hand (17 miles) and can be reached by road in just over 30 minutes, the city offers a wide range of shopping, restaurants, and premiership rugby.

The property is extremely well connected, with direct trains to London Paddington from the local Westbury train station, and the A350 providing direct and easy access to M4’s junction 17.

Amenities

Town Farm is well located for a range of amenities. Westbury, which can be reached from the farm in approximately 5 minutes, has a doctor’s surgery, a number of supermarkets, several gyms, a football and golf club and a range of cafes and shops.

Warminster, which can be reached in just over ten minutes offers several independent, award winning boutiques and restaurants, as well as Longleat, one of the UK’s most popular safari parks.

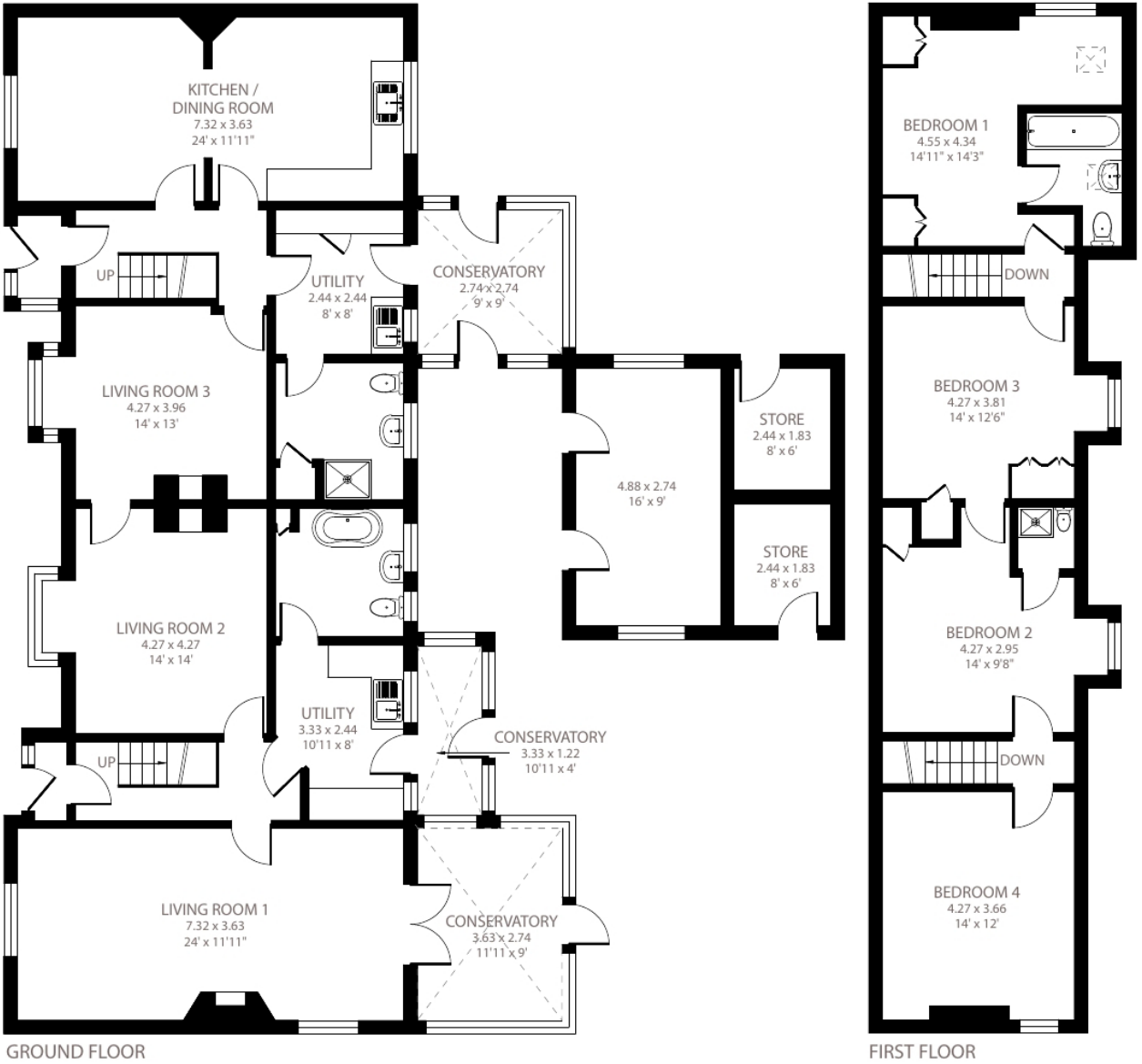
Early school life in the area revolves around Bratton Primary School which was recently rated ‘Good’ by OFSTED. Secondary schools in the area include Matravers School in Westbury, and Kingdown Academy in Warminster. Several schools in the local area offer private education, including Warminster School and Stonar School. Bath is easily reached via direct train from the Westbury train station, providing access to an even broader range of state and independent schools.

Cottages

Town Farm has two early to mid-20th century, semi-detached, unlisted, red brick cottages that comprise the main residential dwelling on the holding. These charming cottages have been occupied as a single dwelling in recent years. However, the first floor of the cottages is still separate and served by two disconnected flights of stairs.

Both cottages have two bedrooms upstairs and large, welcoming reception rooms downstairs. Despite retaining a number of original features, such as well-maintained parquet flooring, the cottages remain unlisted. The gardens of the cottages have been well maintained and have a number of trees that provide good crops of apples and pears in the late summer and early autumn.

The cottages would benefit from updating but provide the perfect canvas for a potential purchaser to shape and style their very own country cottage.



Floor plan

Town Farm, Westbury

Approximate area:
2467 sq ft / 229.1 sq m

Outbuildings:
236 sq ft / 21.9 sq m

Total area:
2703 sq ft / 251 sq m

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

Land

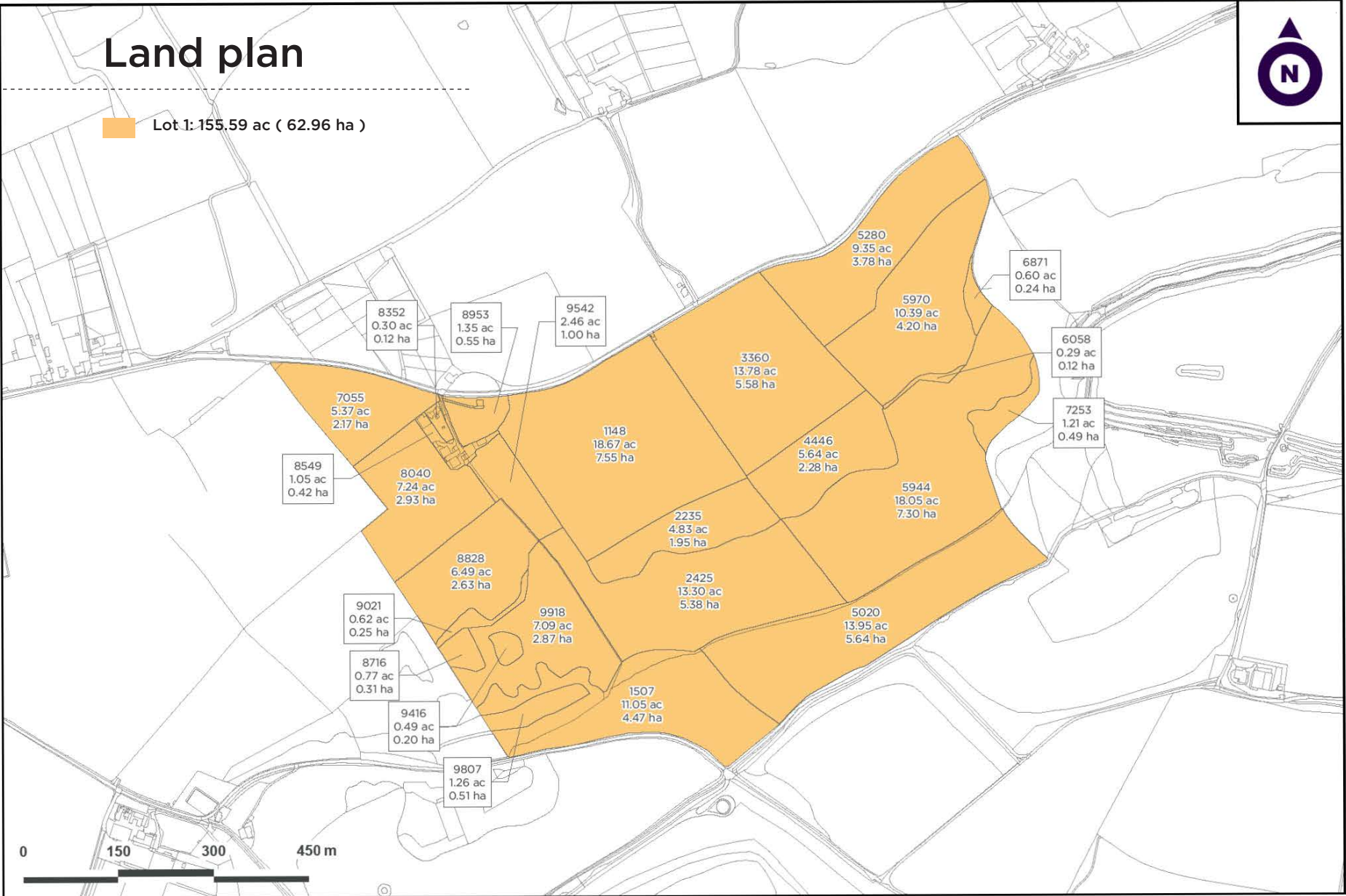
The land extends to approximately 154 acres (63.3 ha) and is predominately pasture with localised areas of woodland. The soil is typical of the area and is described as well drained and silty with chalk at less than 30cm in depth. The land

has been grazed by cattle in recent years and as such there is stock proof fencing across the farm.

86.23 acres (34.9 ha) of the land at Town Farm is in the Bratton Downs SSSI. This

area of the farm is steeply sloping and extends southwards to the two most southerly fields of the property which have a gentler slope and provide good crops of grass. There is a footpath that runs up Town Farm drive, and through the

land above the cottages, there is another footpath that extends across the most southerly fields of the property along to the White Horse.





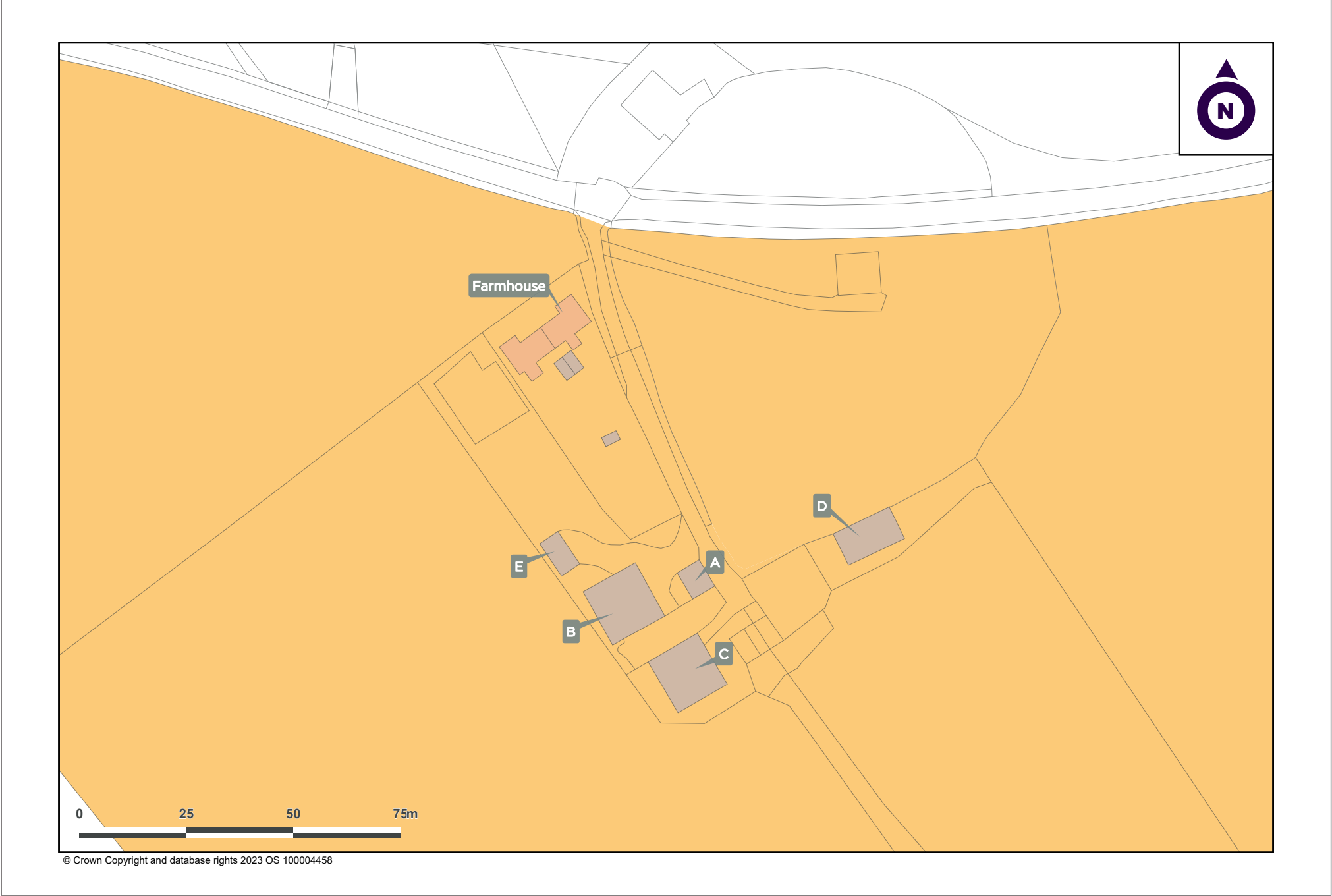
Buildings

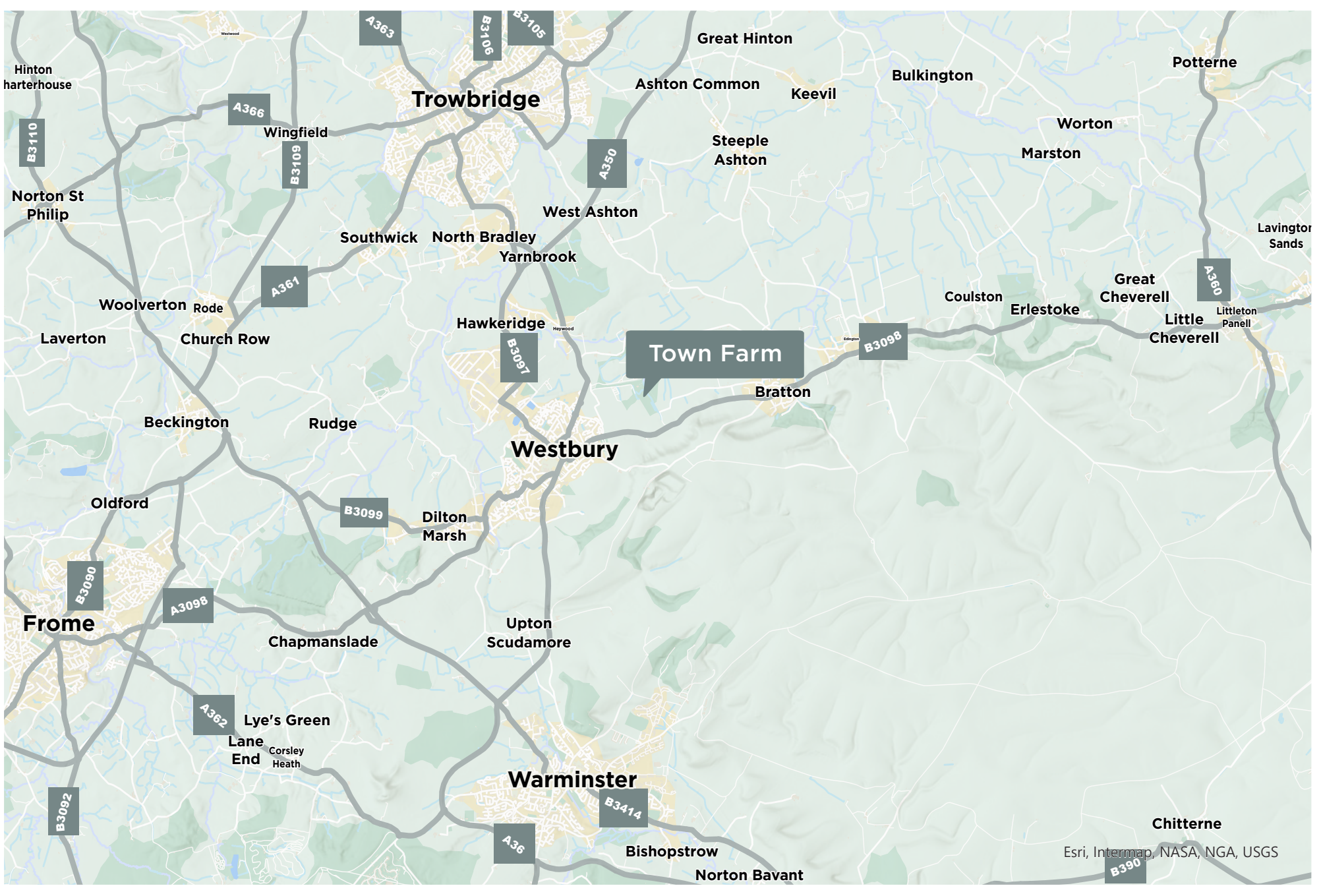
The property benefits from several modern farm buildings. There are three, large, portal frame buildings which are in good condition, a smaller, breeze block building and a wooden, fibre cement roofed building used for storage which is positioned adjacent to the concrete yard.

The buildings have been used for storage in recent years but could be adapted to suit a wide variety of other uses subject to obtaining the necessary planning consents.

Farm buildings

No	Type	Area (m)	Decription
A	Breeze block store	6.5m x 6.5m	Breeze block building with stable doors and fibre cement roofing.
B	Atcost portal frame building with lean-to	12m x 6m	Open sided atcost shed with a lean-to attached. In reasonably good condition, currently utilised as for storage.
C	Portal frame building	12m x 10m	A large shed in reasonably good condition, previously used to hold live-stock, currently utilised for storage.
D	Portal frame field shelter	12m x 6m	Currently used as a field shelter, this is a large open sided building posi-tioned to the left of the concrete yard.
E	Wooden storage shed	8.5m x 5m	A wooden shed with fibre cement roofing currently utilised as a garden machinery store.





Method of Sale

Town Farm is offered for sale by private treaty as a whole.

Tenure & Possession

Town Farm is offered freehold with vacant possession.

Basic Payment Scheme

The vendor has claimed the Basic Payment Scheme for 2023 and intends to retain the rights to claim the ongoing delinked payments of the remainder of the Basic Payment Scheme.

Environmental Schemes

There is currently a Higher Tier Countryside Stewardship Agreement which is in place until the 31st of December 2024. For more information about this, please contact the vendors agent.

Designations

Approximately 86.23 acres (34.90 ha) of Town Farm is in the Bratton Downs SSSI, there are no other designations that we are aware of.

Services

There is mains water supply, private drainage, and solar panels on one of the cottages.

Sporting Timber & Mineral Rights

The sporting, timber and mineral rights are included within the sale insofar as they are available.



Wayleaves Easements & Rights of Way

The property is 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 any 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.

EPC Ratings

The cottage has an EPC rating of D.

Local Authority

Wiltshire Council
www.wiltshire.gov.uk

Viewings

By prior appointment with the vendors' agents Carter Jonas 0117 403 9970.

Directions

From Chippenham, follow the A350 until you reach the north outskirts of Westbury. Here, take Coach Road on your left handside, follow this road until you reach Bitham Park, then turn left onto Bratton Road. The farm is on your righthand side past the Westbury White Horse viewing point.



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