



For sale by private treaty

14 residential plots with full planning consent
and Haydon Farmhouse at Haydon Farm, Haydon Wick, Swindon, SN25 1JF

0.996 acres (0.403 hectares)

To be sold as a whole or in four lots

Offers invited

Lot 1: 10 new build plots for semi-detached and 1 plot for a detached house.

Lot 2: 1 barn conversion adjoining the farmhouse.

Lot 3: A stone granary barn for conversion into 2 dwellings.

Lot 4: 6 bedroom stone farmhouse.

Location



Haydon Farm is located in the parish of Haydon Wick, situated within the Priory Vale development area, to the north of Swindon. Swindon is a town with a current population of approximately 190,000 people. The town is on the M4 midway between Bristol (40 miles west) and Reading (40 miles east) and about 130 km (81 miles) west of London. The A419 provides access to the M5 at Gloucester to the north.

It is located on the main rail line between London Paddington and Bristol, with journeys into London in an hour.

Haydon Farm itself is within 200 metres of Taw Hill village centre which includes doctors' surgery, Coop store, church, estate agent, as well as food outlets. The Orbital Shopping Park is located within the Priory Vale development where Asda, Marks & Spencer and other shops and restaurants can be found.

There are a number of newly built schools in the local area.

Road. Turn right into Lucetta Rise. Haydon Farm is immediately in front of you.

Situation

Haydon Farm is situated adjacent to an area of Major Open Space (MOS 17 and 18) which is currently managed by the Northern Sector Development Company, prior to adoption by Swindon Borough Council.

Directions

From the A419 at Blunsdon take the A4311 towards Swindon. At the traffic lights turn right into Thamesdown Drive. Continue along this road past the Orbital Shopping Park. At the next set of traffic lights turn left into Torun Way (signposted Haydon End). Take the third turning on the left into Thursday Street. Continue around the right handed curve in the road, past Orchid Vale Primary School. Turn into Haydon Lane on the right. Continue along Haydon Lane, and Haydon Farm can be found on the left.

Alternatively instead of turning into Haydon Lane continue along Thursday Street. Turn right in Casterbridge Road, right into Sandbourne Road which leads into Newson



Description

Haydon Farm consists of the original limestone farmhouse, farmyard and buildings which was formerly one of the farm holdings within the Haydon Sector. The total area comprises of 0.996 acres (0.403 hectares). The buildings include a stone granary building, out buildings adjoining the farmhouse as well as two Dutch barns and a portal framed hay barn. Details of the current buildings on the site are available on a CD Rom upon request to the Agents.



Haydon Farm aerial view.



Farmhouse front garden.



Yard area towards the house.

The property is for sale by private treaty as follows:

Lot 1	10 new build plots for semi-detached and 1 plot for a detached house
Lot 2	1 barn conversion adjoining the farmhouse
Lot 3	A stone barn for conversion into 2 dwellings
Lot 4	6 bedroom stone farmhouse

Full detailed reserved matters planning permission and listed building consent have been granted by Swindon Borough

Council. Planning application numbers S/RES/09/2210/IH and S/LBC/09/2213. The planning permission can be found at: http://195.89.201.121/PublicAccess77/propdb/property/property_history_summary.aspx?module=P3&lpikeyval=000BQJPTLI000&blpukeyval=000BMLPTBU000

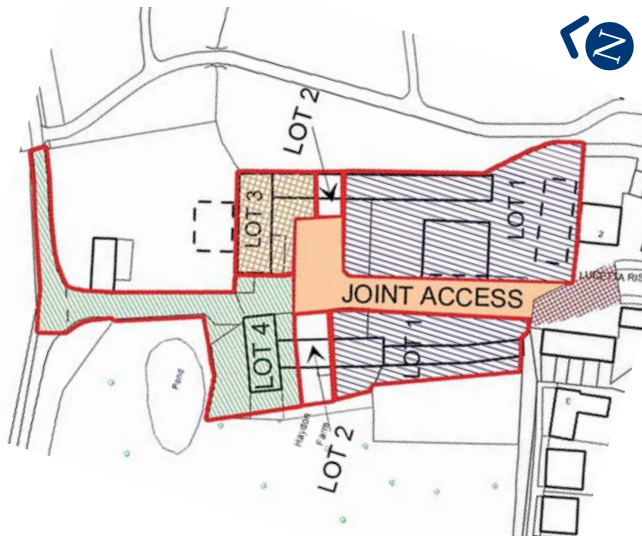
The Haydon 3 town expansion masterplan planning permission (T/98/00472 MWT) was granted by Swindon Borough Council on 16th June 2000. This development is on land referred in Clauses 9.2 to 9. of the Section 106 2000 of the above planning permission as the Clifford Part 2 land.

A copy of these consents and the planning application documentation are on a CD Rom upon request to the Agents.

The lots

Haydon Farm lotting plan.

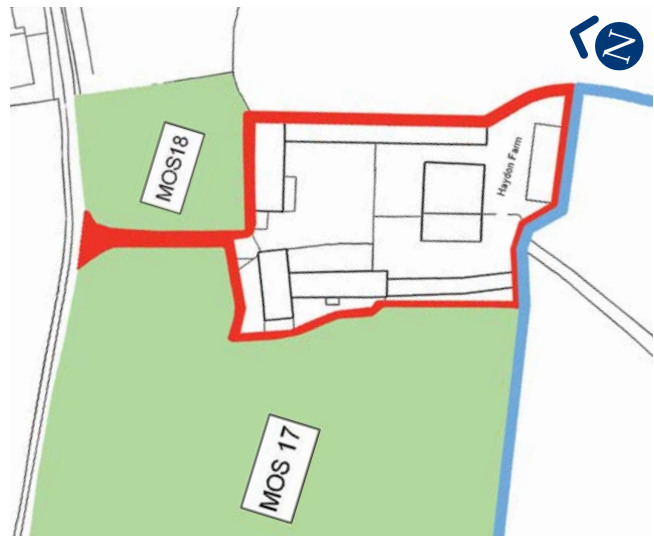
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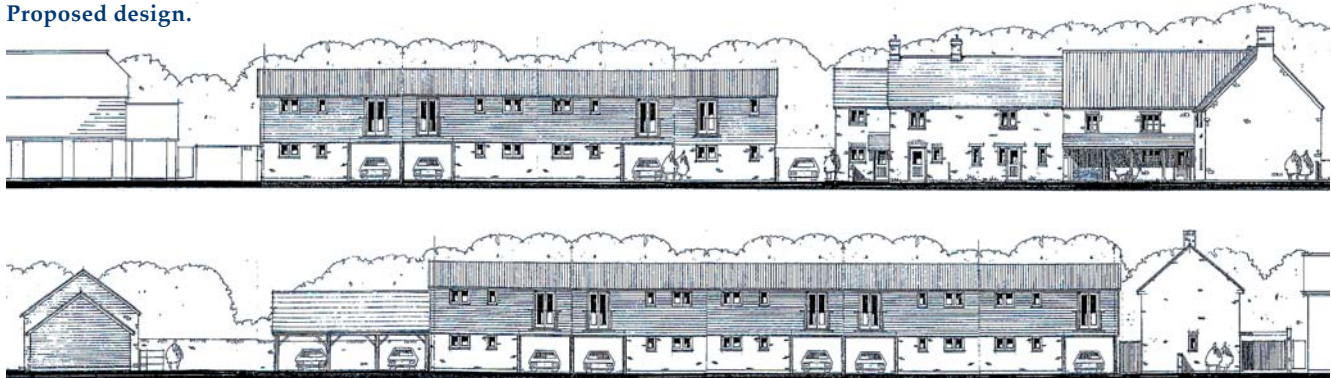
Area for sale (outlined in red).

Total area: 0.403 hectares (0.996 acres).

Ordnance Survey © Crown Copyright 2007.



Proposed design.



Lot 1: 11 New Build Plots

10 semi-detached dwellings and a plot for a single detached house. Gross floor area is calculated to be:

9 semi-detached dwellings each measuring 88.5 metres² (952.6 feet²)

1 semi-detached dwelling measuring 64 metres² (688.9 feet²),
1 detached dwelling measuring 108 metres² (1162.5 feet²)

Total gross floor area = 968.5 metres² (10424.8 feet²)

Please note the buyer of Lot 1 is to pay for and construct the Joint Access area coloured pink and marked joint access on the lotting plan of these particulars. For more details see the section of the particulars titled Joint Access of Lots 1, 2, 3 and 4.

Lot 2: A Barn Conversion

A limestone building attached to farmhouse.

Gross floor area is calculated to be: 1 semi-detached dwelling measuring 100 metres² (1,076.4 feet²)



Existing farm buildings.

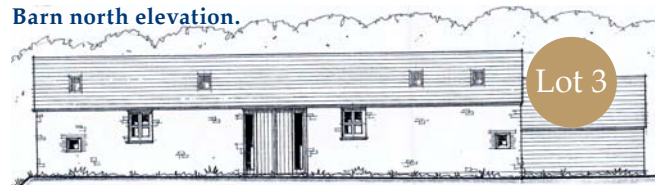
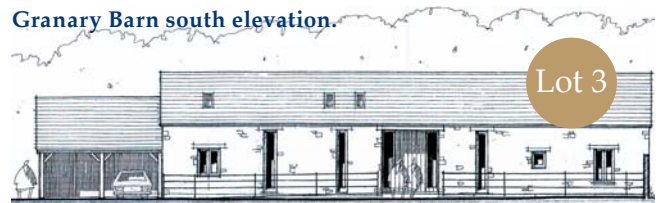


Farmyard and existing dutch barn.

Lot 3: A Granary Barn

A limestone former granary building for conversion into 2 semi detached dwellings. A limestone former granary building for conversion into 2 semi-detached dwellings or one larger detached dwelling.

Gross floor area is calculated to be: 108 metres² (1,162.5 feet²)



Lot 4: Haydon Farmhouse



Haydon Farmhouse is a limestone detached Grade II Listed house principally stone built with tiled roof. The accommodation comprises:

On the ground floor

Entrance hall

Lounge: 18'2" x 12'7". Wood burning stove in Inglenook fireplace, two alcoves and window seats.

Dining room: 17'9" x 13'11". Inglenook fireplace with wood burning stove and fitted cupboard

Kitchen: 18'3" x 9'6". Fitted base and wall kitchen units

Utility room: 14'11" x 8'4". Separate WC

Bathroom: Bath, basin, WC and airing cupboard

On the first floor

Landing

Bedroom I: 18'6" x 11'10". Fitted cupboard, cut stone fireplace

Bedroom II: 14'10" x 10'6". Fitted cupboard

Bedroom III: 18'4" x 11'10". Alcove, Victorian fireplace

Bedroom IV: 10'6" x 9'6"

2 Attic bedrooms

Adjacent outbuildings

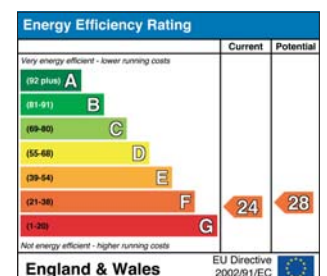
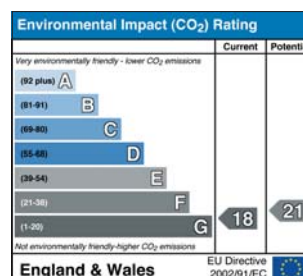
Store room: 17'2" x 13'6". Old bread oven, fireplace. Loft over

Store room: With loft over

Carpets: The fitted carpets are included in the purchase price.

Garden: Well maintained garden with lawns, shrubs and flower borders

Energy performance



Further information



Farmhouse garden from the front

Section 106

There are no Section 106 charges applicable to this planning permission. The original Section 106 Agreement relating to the Clifford Part 2 Land was entered into on 20th June 2000. The Vendors have entered into two further Section 106 Agreements relating to the land known as Clifford Part 2 Land. Within previous Sale Contracts the Vendors have passed the requirement to provide the Affordable Housing, the Local Open Space, the Major Open Space, the Newt Management Plan, and the Haydon Meadow Management Agreement to Messrs Taylor Wimpey and the Northern Sector Development Company. All of these Section 106 requirements have now been completed.

Further details relating to the Section 106 Agreement are available from the agents on a CD Rom.

Affordable housing

There is no affordable housing requirement on the land being sold. See the Section 106 Agreements and the relevant clauses of the sale contracts with Taylor Wimpey where Taylor Wimpey agrees to build all of the affordable housing units.

Demolition

Demolition of the Farm Buildings will be the responsibility of the purchaser, and no further clearance of the yard or buildings will be undertaken by the Vendor.

Connection to the Priory Vale development infrastructure

In order to access the Priory Vale Development infrastructure it is necessary to pay an access fee to the Northern Sector Development Company. Bids are to be submitted on the basis that the vendor will pay this charge in full, allowing the provision of access and services to the boundary of the land.

Access and services

A legal agreement has been entered into by the Vendor with the purchaser of the land to the south, known as Land Parcel H88, providing access from the adopted highway along the new estate roads in Priory Vale and over Land Parcel H88. The supply of water, gas, electricity, telephone, sewerage and fibre optic cabling for up to 20 dwellings is also agreed within this documentation. All of these services can be found in the paving immediately south of Haydon Farm. In addition access can be gained along Haydon Wick Lane. Details of the relevant legal agreements relating to access and the plan of the location of these services are available upon a CD Rom on request to the Agents.

Joint access of lots 1, 2, 3 and 4

The area coloured pink and marked Joint Access on the particulars lotting plan is to be an area which is to be constructed and paid for by the purchaser of Lot 1 to enable

access to all the properties. The purchaser of Lot 1 is also to provide at their cost under this access the following fully workable services for the buyers of Lots 2, 3 and 4: telephone/broadband, water, gas, sewerage and electricity. The buyer of each Lot and their successors in title are to have a right of access over this area. Any future maintenance of this access area is to be paid for on an equal basis divided by the number of dwellings built at the time on all of the land included in these particulars. In addition the buyers of lots 1, 2, 3 and 4 and their successors in title have the right to lay and use services in this area for the benefit of their dwellings or building plots, on the basis that any damage done to the access is repaired by that party.

Viewing

Viewing is strictly by prior appointment with the Agents above.

Tenure

The property is freehold with vacant possession on completion.

Method of sale

The Property is being sold by private treaty. Any prospective purchaser is invited to submit offers to the Agents.

The successful bidder will be expected to exchange contracts within 12 weeks and complete the purchase four weeks thereafter.

Vendor's solicitor

Nick Buckley, Pooleys Solicitors, Bristol & West House, 10/15 Regent Circus, Swindon SN1 1PP (Tel: 01793 488848)

Local authority

Swindon Borough Council, Civic Offices, Euclid Street, Swindon SN1 1JH. (Tel: 01793 466328 planning department contact Mr Ian Halsall).

Information pack

Further detailed information which may be required is available on a CD Rom upon request of the Agents.

Particulars

These have been carefully checked and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not entitle the purchaser to compensation. The distances, sizes and superficial areas given are approximate and prospective purchasers must satisfy themselves as to the exact areas.

Plans

Any plans available from the agents are provided for general information and location purposes only.

Rights and easements

The property is offered subject to existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the same and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays, etc, as at present erected on or passing over the property and subject to all existing and/or pending agreements, if any, affecting the same.

Value added tax

Any guide prices quoted or discussed are exclusive of VAT. In the event of the property or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Particulars prepared in May 2011

Important notice

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1 These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2 Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3 The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4 Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive or current; no assumption should be made that any contents shown are included in the sale or with regards to parts of the property which have not been photographed. Boundaries are subject to verification.
- 5 Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

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