



Lynt Farm, Inglesham SN6 7QZ

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DEVELOPMENT OPPORTUNITY

A Well Located Rural Development Opportunity comprising a Building Plot with Indoor and Outdoor Equestrian Facilities, a Barn for Conversion and further Grazing Paddocks lying between Highworth and Lechlade near the River Thames in Wiltshire.

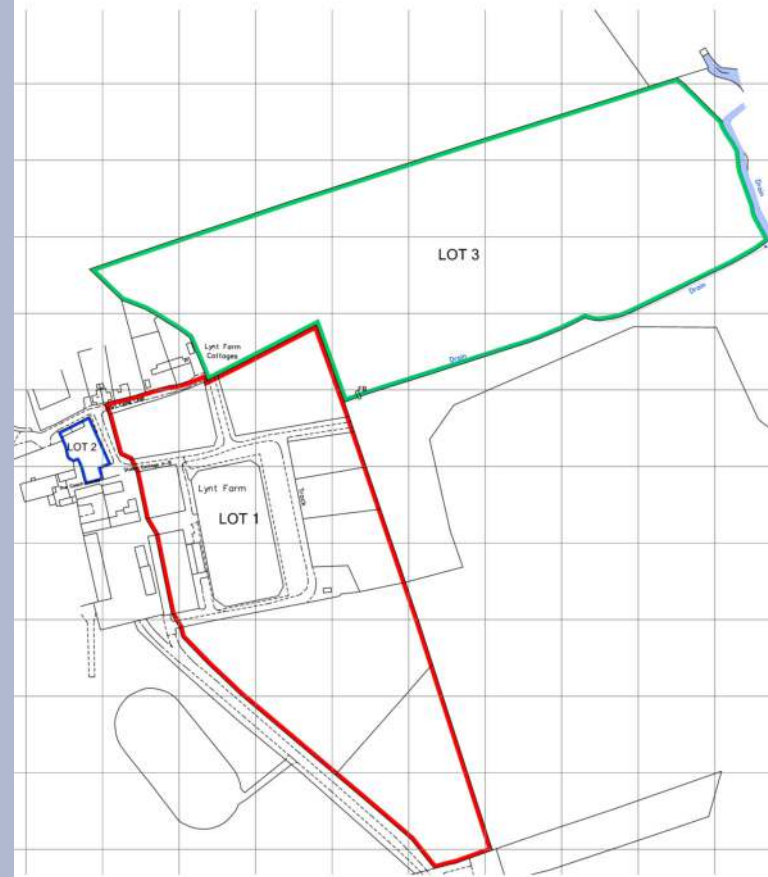
LOT 1. Building Plot with Equestrian Facilities and about 4.194 hectares (10.36 acres).

LOT 2. Stone Barn for Conversion to 4 bed dwelling being about 0.081 hectares (0.20 acres).

LOT 3. Pasture land being about 4.779 hectares (11.80 acres).

Lynt Farm buildings comprises a range of traditional stone barns with additional farm buildings previously used as an equestrian yard.

The owners are selling two of the three



development plots and retaining one for their own conversion.

Services have been provided to the site by the vendors to allow ease of development for each of the conversions or the building plot. Mains water/sewerage connections are provided. Mains electricity is available on site

as well. Fibre Broadband ducting has been laid to the edge of the site.

A right of way for both residential and equestrian purposes will be granted to Lot 1. A residential right of way will be granted to Lot 2.

A right of way for agricultural and equestrian purposes will be granted to Lot 3. In all cases such rights of way will be subject to sharing maintenance costs on the private access road known as Lynt Farm Lane and the vendor's reserved land.

Planning Permission and Listed Building Consent were gained to convert the buildings as per the consents below:

S/18/0944

<https://pa1.swindon.gov.uk/publicaccess/applicationDetails.do?keyVal=P9NB7IPTG6C00&activeTab=summary>

S/LBC/18/0945

<https://pa1.swindon.gov.uk/publicaccess/applicationDetails.do?previousCaseType=Appli>

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In addition, Condition numbers 3,6,7,8 and 11 have already been approved.

LOT 1 Guide Price £690,000

Currently an equestrian yard with paddocks extending in all to 4.194 hectares including an existing clear span farm building housing stables together with an internal ménage being 60m x 20m and an outdoor school 100m x 50m previously used for Polo practice. Consent exists to demolish the clear span stable yard to build a new single storey 4 bedroom dwelling. Total gross internal area 250.28sq.m.

LOT 2 Guide Price £255,000

A good sized plot comprising an existing single storey stone barn with consent to extend to create a 2 storey 4 bedroom dwelling. Total gross internal area 246.51sq.m. Access is over the private road being Lynt Farm Lane and the main entrance to Lynt Farm in common with others. Mains water and drainage is laid to the site together with nearby Fibre Broadband. Electricity adjoins the site.

LOT 3 Guide Price £140,000

Accessed over the private roadway known as Lynt Farm Lane the productive grass field extends to a total of 4.779 hectares. Rights to connect into the existing farm water supply will be provided subject to paying for a share of maintenance and water used.



Rights of Way.

A Permissive Footpath crosses Lynt Farm Lane and Part of Lot 3. The purchasers of the property will be required to continue with the responsibility of this path until the end of the Permissive Agreement or any extensions to it. Please request details from the Selling Agent.

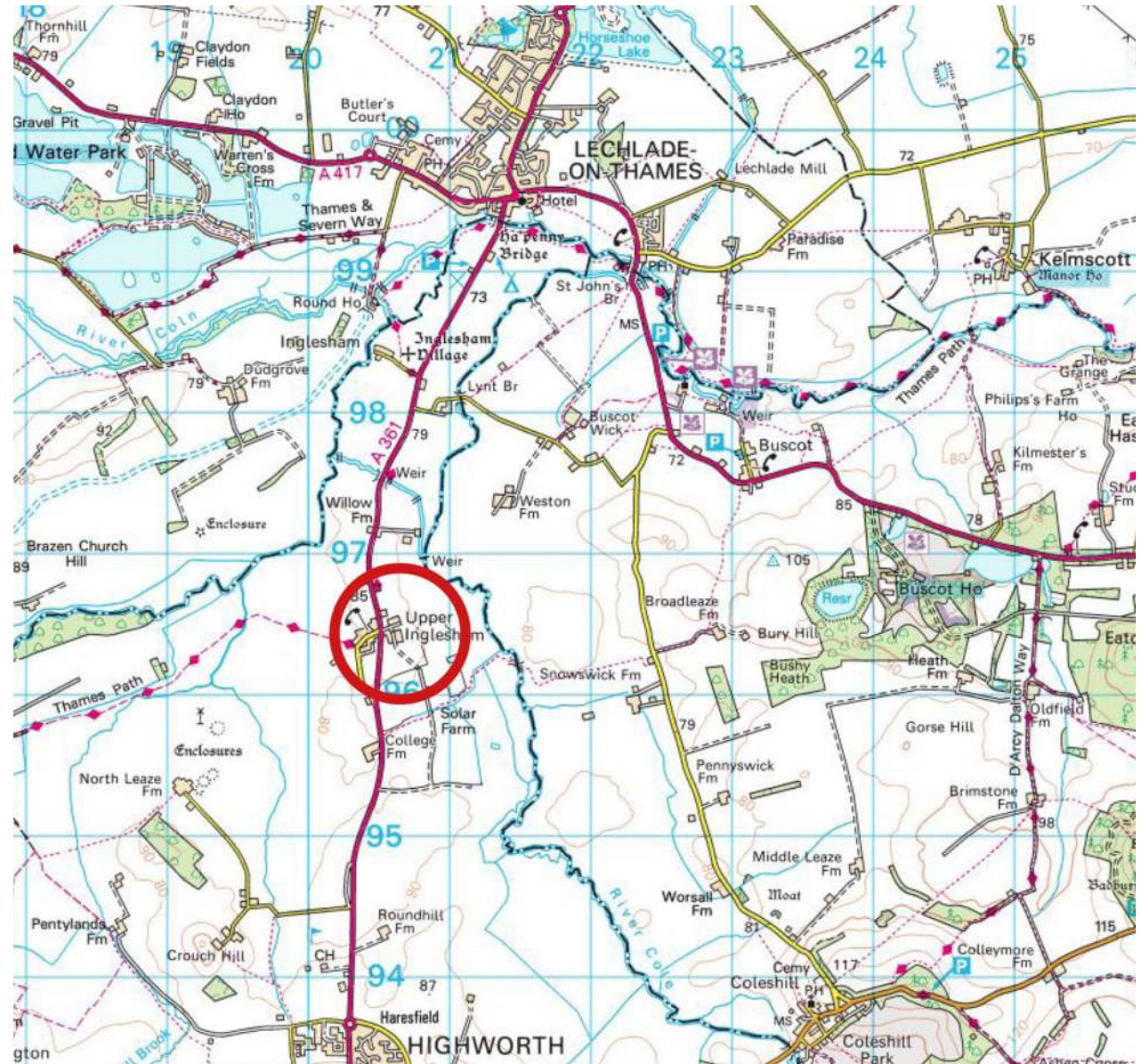
Directions.

From Highworth town centre head north on the A417 Lechlade Road. In the centre of the village of Inglesham take the right turn into Lynt Farm Lane. Pass Lynt Farm House on your right and turn right into the farm yard through the entrance at the far end of the single storey traditional barn on your right hand side.

Viewings.

Please contact the selling agents to arrange access to view. 01367 242422.

Plans and indicative design kindly provided by Tyack Architects Ltd of Moreton-in-Marsh. 01608 650490



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