

Marston Meysey
Formerly the Three Magpies Public House
For Sale, October 2020



(photo by Stephanie Heuston 2020)

Magpies Farm, Meysey Hampton, Cirencester, GL7 5LJ Fairford

Available as a whole or in three lots Offers over £560,000 invited.

FOR SALE

Formerly an 1830s public house, this five bedroom Grade II Listed Farmhouse offers a unique opportunity for a renovation project. Magpies Farm includes a range of redundant farm buildings, two potential Class Q barn conversions (subject to planning) and agricultural grassland, in total extending to approximately 24.34 acres.

SITUATION

Magpies Farm is located on the edge of the Cotswolds in between the sought after villages of Meysey Hampton and Fairford. Fairford offers a range of amenities including a pre-school, primary school, public houses and sporting facilities, whilst Cirencester offers further services and amenities. Magpies Farmhouse sits on the A417 which provides good access links to Cirencester and Lechlade-on-Thames. Both towns are accessible within 15 minutes. Trains to London Paddington go from Swindon which is approximately 30 minutes away.

LOT 1

MAGPIES FARMHOUSE

The Farmhouse is built of colour washed limestone with brick dressings under a stone slate roof. On the ground floor the property comprises an entrance hall, kitchen / breakfast room, dining room, sitting room, utility room, store room and lobby to the rear. On the first floor there is a small landing

leading to three double bedrooms and a family bathroom. The second floor comprises two further double bedrooms. Outside, but still attached to the west elevation of the Farmhouse, are two ground floor storage rooms with an additional large former hay store above. The Gross Internal Area extends to approximately 195.40 sq m. There are a further three outbuildings located in the immediate vicinity of the Farmhouse. Magpies Farmhouse and outbuildings are in a dilapidated condition inviting an exceptional opportunity to renovate to a stunning country home.

LAND

To the south of the Farmhouse lies a single good sized field of permanent pasture extending to approximately 8.55 acres, presenting a range of opportunities to anyone with equestrian or amenity interests, subject to the relevant planning permissions. A small area of woodland adjoins the south western boundary extending to approximately 0.15 acres. The soil is freely draining, lime-rich loamy soil over Cotswold brash and is classified as predominantly Grade 2. The land is enclosed by mature hedgerows and trees on all boundaries, with a small stream on the western boundary. Lot 1 is accessed directly off the A417

LOT 2

FARM BUILDINGS

Magpies Farm comprises a range of former dairy buildings which most recently supported a beef enterprise. The farm buildings comprise a range of steel portal and timber pole barns, with concrete / hardcore flooring and metal profile sheet cladding and roofing. The buildings have fallen into a state of disrepair, but present a fantastic opportunity for a range of alternative uses, subject to obtaining the relevant planning permissions.

DEVELOPMENT POTENTIAL

To the north west of the farm buildings sits an off-lying concrete block building, extending to approximately 56.84 sq m. Through the access to the left sits the Old Dairy Parlour comprising a steel portal frame and concrete construction 46.39sq m. These buildings have been identified as having potential to be converted to residential use under Class Q of the General Permitted Development Order 2015 (as amended), subject to planning. The sale will include a development uplift clause that if planning is granted for any use other than agricultural or equestrian, an additional £100,000 will be payable by the Purchaser to the Vendor, 45 days after planning is granted, which will be protected by a charge. Such overage will only be payable for the duration of the Vendor's life time.

LAND

Accompanying the farm buildings is an area of permanent pasture extending to approximately 4.59 acres. Access to Lot 2 is directly off of the public road to the east of the property, known as Marston Hill.

LOT 3

Lot 3 is situated north of the A417 from Lots 1 and 2 and comprises 10.54 acres of predominately level grassland, with a small parcel of woodland. The land is currently classified as permanent pasture, although it possesses arable capabilities, subject to an Environmental Impact Assessment. Access to Lot 3 is directly off of the A417. The soil type comprises freely draining, lime-rich loamy soils over Cotswold brash whilst the land is classified as predominantly Grade 3.

METHOD OF SALE

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

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession on completion.

The land is not currently entered under any agri-environment scheme. The land lies within a Surface Water Nitrate Vulnerable Zone. The purchaser will be required to meet Cross Compliance until 31st December 2020.

SERVICES

Lot 1: It is understood the Farmhouse is connected to a borehole fed water supply from Lot 2. There are two additional boreholes at the rear of the Farmhouse, however we understand these are currently not connected. Mains electricity is connected to the Farmhouse. Drainage from the Farmhouse is currently to a private septic tank drainage system, however the location of the tank is unknown and assumed in an outdated condition. A new septic tank drainage system will be required.

Lot 2: The buildings are connected to a private borehole water supply located by the access.

Lot 3: As far as we are aware, there are no services connected to these fields. In the past, livestock have been watered from the stream on the western boundary. It will be the responsibility of the purchaser to investigate whether any other services can be made available.

BASIC PAYMENT SCHEME

The land is claimed annually under the Basic Payment Scheme. The Basic Payment Entitlements will be available for the purchaser to buy, if required, at the current open market value.

COUNCIL TAX

The Farmhouse is in Band E for Council Tax purposes.

LOCAL AUTHORITY

Lots 1 and 2 – Wiltshire Council

Lot 3 – Gloucestershire County Council and Cotswold District Council

PUBLIC RIGHTS OF WAY

There is one public footpath which leads south from the A417 to the western boundary of Lot 1 and onto the neighbouring landowner's property to the south.

SPORTING AND MINERAL RIGHTS

Sporting rights are in hand and will be included in the sale. The Mineral Rights are in hand and are included in the sale with the exception of Lot 3 field parcel SP1200 8175 which are held by a previous owner and excluded from the sale.

DIRECTIONS

From the centre of Fairford, take the A417 west towards Cirencester. Continue on the A417 and after approximately 1.7 miles, the access to Lot 3 will be on your right and the access to Lot 1 will be on your left. Both accesses will be marked with a WebbPaton 'For Sale' board. To access Lot 2, take the public road known as Marston Hill opposite the Lot 3 'For Sale' board. After 100m the gateway will be on your right.

Source: WebbPaton, Royal Wootton Bassett, Wiltshire