



New Farm Farmhouse
Marston, Devizes, Wiltshire, SN10 5SP

webbpaton

New Farm Farmhouse

Marston, Devizes, SN10 5SP

Guide price - in excess of £300,000

FOR SALE BY INFORMAL TENDER

New Farm Farmhouse is a three bedroom property in need of substantial modernisation, set in a half acre plot, with views over open countryside. The property is located on the edge of the village of Marston, around four miles south west of Devizes. It offers huge potential for either modernisation or replacement dwelling, subject to planning permission

THE FARMHOUSE

The farmhouse is a red brick dwelling under a clay tile roof, with part uPVC double glazed windows.

On the ground floor the property comprises of a front entrance hall, kitchen, living room, dining room, bathroom, utility room and conservatory to the rear. On the first floor there is a large landing leading to three double bedrooms. The Gross Internal Area extends to approximately 133.1m² (1,443ft²).

The property is dated and would benefit from a complete refit and modernisation throughout. A floor plan showing the full accommodation and approximate measurements is overleaf.

SERVICES

The property does not currently benefit from central heating. Some rooms do have electric storage heaters in place. We understand the property is connected to mains water and electric. Drainage is via a private septic tank.

OUTSIDE

The farmhouse sits in a spacious half acre plot and includes a number of dilapidated timber frame out buildings within its curtilage. Parking is currently available to the side of the property on Goose Street.

RIGHTS OF WAY

A right of way will be granted in favour of New Farm Farmhouse at all times and for all purposes over the area hatched brown on the plan overleaf, providing direct vehicular road access.

METHOD OF SALE

The property is offered for sale as a whole by informal tender. Written offers are to be sent to WebbPaton's office (The Dairy, Hook, Royal Wootton Bassett, Wiltshire, SN4 8EF) by 5.00pm on Friday 11th January 2019 in a sealed envelope marked "For the attention of Mark Webb – New Farm Farmhouse Informal Tender" or emailed to mark@webbpaton.co.uk

Offers should include the offer amount, whether or not the transaction would be related to the sale of another property and what financial arrangements have been made to facilitate the purchase.

TENURE AND POSSESSION

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

COUNCIL TAX

The farmhouse is in Band D for Council Tax purposes.

DIRECTIONS

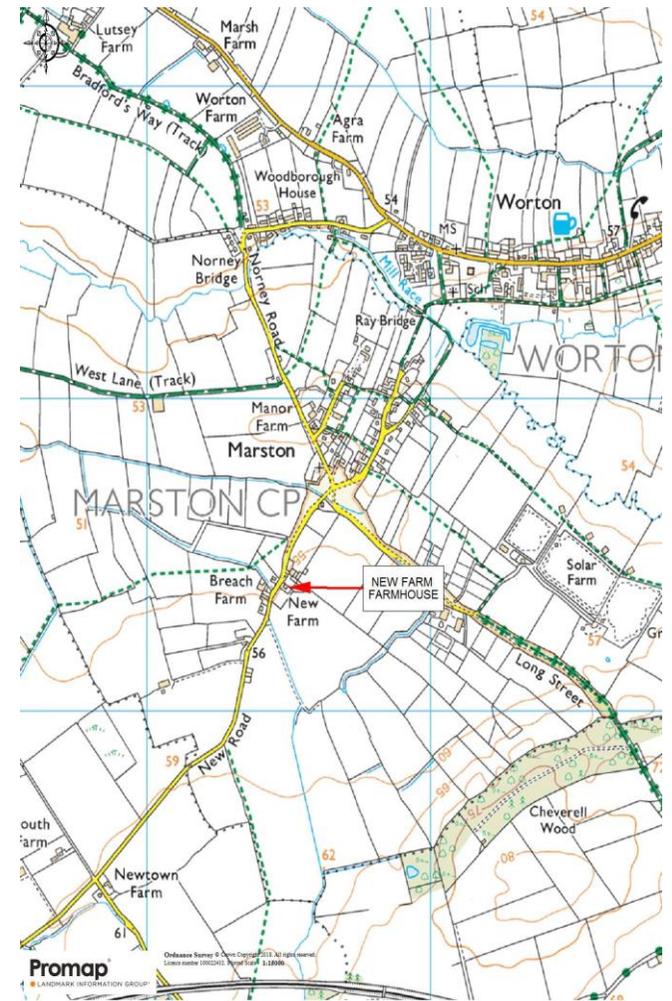
From Marston village head south towards Erlestoke, along Goose Street. New Farm Farmhouse will be found after 0.2 miles on the left hand side as indicated by the WebbPaton 'For Sale' Board.

ENQUIRIES/VIEWING

All enquiries are to be made through Mark Webb or Becky Meredith at WebbPaton on 01793 842055. Viewings are being held on the following dates:

- 26th November 2018 between 2pm-4pm
- 30th November 2018 between 10am-12pm
- 12th December 2018 between 12pm-2pm
- 28th December 2018 between 10am-12pm





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		

Approximate Gross Internal Area
133.1 sq m / 1433 sq ft

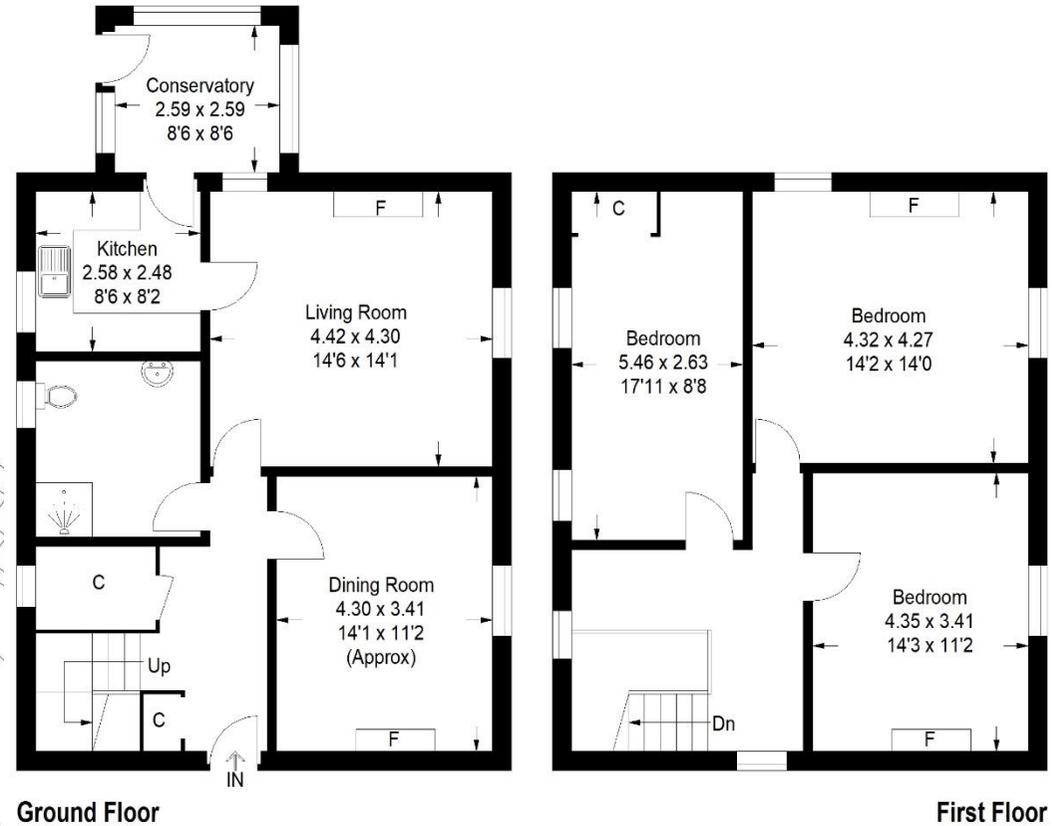


Illustration For Identification Purposes Only.
Not To Scale (ID494831 / Ref:68066)

- 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 nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has 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.

WebbPaton Rural & Commercial Valuers
The Dairy, Hook, Royal Wootton Bassett, Wiltshire SN4 8EF
T: 01793 842055 F: 01793 842066
E: post@webbpaton.co.uk
www.webbpaton.co.uk

