

Set in stunning elevated position with far reaching rural views. Detailed planning consent for conversion to provide a substantial 5 bedroom home, with up to circa 18 acres of land available.

The agricultural conversion opportunity is set on the Northerly edge of the curtilage of Upper Farm Hinton Parva. The building sits in an elevated position with the land dropping gently away below it. There are uninterrupted panoramic views from the site. There is the opportunity to purchase up to circa 18 acres of land with the building. NB The development must be completed by June 2020, this is a condition of the planning consent.

The current plans provide an opportunity for a substantial 5 bedroom glass-fronted dwelling. The design of the house and the glass fronted design, maximizes the views from the property. It is our understanding that the internal layout can be re-arranged if required and to meet the requirements of a purchaser. Parking is to the rear of the building.

There are several other fine examples of successful agricultural conversions in the locality.



#### Services

Electricity - New supply required

Water - New supply required

Sewerage - Likely to need a new septic tank or otherwise

There is no mains gas in the village of Hinton Parva.

Please see the link below for a full list of plans and documents. Swindon Borough Council is the local planning authority

<http://pa1.swindon.gov.uk/publicaccess/applicationDetails.do?activeTab=summary&keyVal=OGQ7ZIPT0FL00>

Hinton Parva is considered to be a premium location and sits on the edge of the Ridgeway and Marlborough Downs which both provide almost unrivalled riding, cycling and walking opportunities over an Area of Outstanding Natural Beauty, whilst also being located just moments from the Great Western Hospital, A419, A420 and Junction 15 of the M4 meaning the house sits in an exceptional location for commuting and communications.

There are a good choice of nurseries, primary and secondary schools surrounding the property. Pinewood Preparatory School is circa 3.5 miles.

Swindon Railway station is just 5.5 miles, alternatively Hungerford and Didcot are also used regularly by people in the area. All 3 stations are on the mainline to London Paddington, Bath, Chippenham, Pewsey etc. and the West Country.

Hinton Parva sits between the popular market towns of Marlborough, circa 7 miles and Cirencester, circa 19 miles. Swindon centre circa 5 miles.

#### DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.



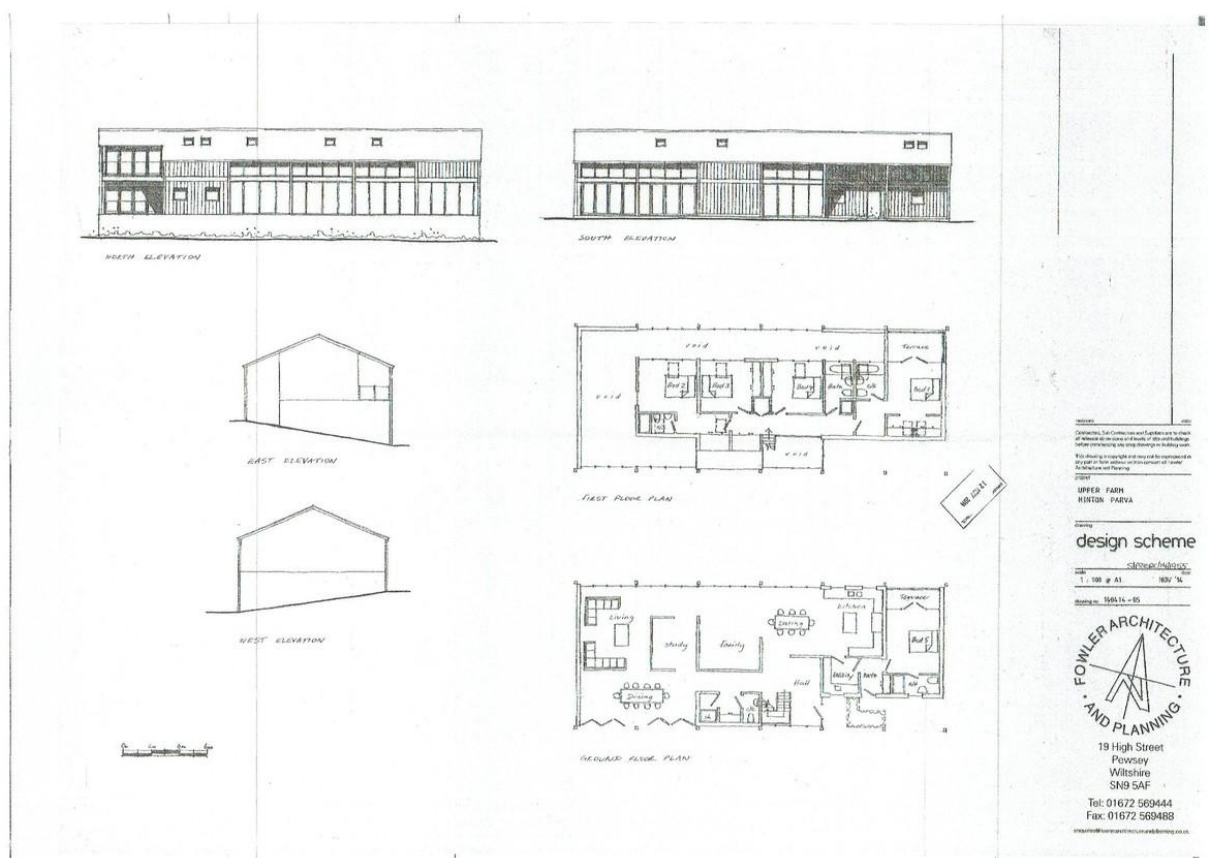
Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

Viewing strictly through sole agents

Kidson-Trigg 01793 781937







- Stunning elevated position
- Far reaching rural views
- Up to circa 18 acres available
- Residential conversion opportunity
- Planning permission for a substantial 5 bedroom house
- Convenient location
- Situated on the edge of the AONB and Ridgeway
- Outstanding walking, riding and cycling
- Junction 15 M4 circa 3 miles
- Great Western Hospital under 3 miles