



Diana Lodge  
Collins Lane, Purton, Swindon, SN5 4JR

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# Diana Lodge

## Collins Lane | Purton | Wiltshire | SN5 4JR

Swindon 6.2 miles, Royal Wootton Bassett 4.8 miles, Cricklade 4.0 miles  
(All distances approximate)

An attractive three storey period property, with extensive traditional and modern buildings & arena set in 36.18 acres of land currently utilised as a stud farm. Available as a whole or in two lots.

**Lot 1** – House and Buildings set in 36.18 acres

**Lot 2** – 7.66 acres of grassland

**GUIDE PRICE: £1,450,000**





## LOT 1 – DIANA LODGE (House & Buildings in 36.18 acres)

A substantial period property that is currently split into a main residential dwelling, with a separate flat on the third floor. The property requires complete modernisation throughout but will make an impressive family home once complete.

### GROUND FLOOR

- **Porch/Hallway** – Entering through the side door nearest to the driveway a useful storage space for boots and coats leading to a corridor with multiple rooms off including w.c., utility and general storage.
- **Reception Room** – An impressive room offering a wealth of space for entertaining and large windows overlooking the garden.
- **The hallway** - Extending throughout the downstairs of the property with stone flooring throughout, leading to the rear of the property with a grand back door to the garden and stairs up to the first floor.
- **Office** – Off the hallway a good-sized reception room currently utilised as an office.
- **Kitchen** – Off the hallway with a range of kitchen units and dining table with windows to the front and side of the property.
- **Dining Room** – To the rear of the property a further reception room that could also be utilised as a dining room.
- **Living Room** – A cosy lounge with fireplace and window overlooking the garden.

### FIRST FLOOR

- **Landing** – The landing is across multiple levels and spans the whole upstairs. There is also a further small staircase that leads to the second floor, although this is currently blocked off and would need to be re-instated if required.
- **Bedroom 1** – Master bedroom with en-suite and large windows overlooking the garden.
- **Bedroom 2** - A double room to the front of the property with field views.
- **Bedroom 3** – A double room to the rear of the house currently utilised as additional storage with windows overlooking the garden.
- **Bathroom** – A family bathroom with shower/bath, w.c and sink.
- **Bedroom 4** – A double room previously utilised as a living room for a relative, with windows overlooking the garden.
- **Bedroom 5** – Adjoining bedroom 4, another double room with windows overlooking the garden.
- **Cloakroom** – A w.c. to serve bedrooms 4 and 5.
- **Bedroom 6** – A bright double with views to the front of the property.

### SECOND FLOOR (FLAT)

The flat is on the second floor of the main residential property and requires extensive renovations throughout. It is currently accessed from an outside staircase.

A brief overview is as follows:

- **Hallway** – Perfect space for storing coats, boots and other household items.
- **Kitchen/Diner** – A bright kitchen with space for a table and views over the front of the property and Lot 2.
- **Sitting Room** – Off the kitchen a good-sized room overlooking the garden.
- **Dining Room** – A useful room off the hallway suitable for a variety of uses.
- **Bathroom** – Comprising bath, w.c. and toilet.
- **Bedroom 1** – Double bedroom to the rear of the property.
- **Bedroom 2** – Double Bedroom to the front of the property.

### GARDEN

The main grass lawn extends to the rear and side of the property and totals just under an acre in size with a stream going through the garden and then under the front lawn. There is ample space for creating an oasis of greenery to surround the residential property.

**FLOORPLANS** – Available from the selling agent.





**BUILDINGS**

An expansive range of modern and traditional farm buildings that have been utilised to create an equestrian unit, currently ran as a stud.

No	Dimensions (m/ approx.)	Description
1	13.20	Traditional general storage building that is currently utilised for gardening tools.
2	119.92	Range of single storey garages with multiple doors for cars and personnel.
3	70.84	Range of block and wood stables.
4	110.40	Further range of stables with concrete floor. The wooden stable fronts are in need of attention.
5	161.04	An attractive two storey double barn with adjoining single storey double garage.
6	160.14	A single storey range of stables and storage barns.
7	78.17	Further stables and tack room.
8	60.37	A newer set of breeze block stables with Monarch fronts.
9	28.57	Wooden storage building.
10	226.89	Large steel frame barn for storage of fodder and machinery.
11	89.40	Range of storage buildings.
12	161.34	Steel frame building.
13	416.02	Two adjoining steel frame buildings.
14	759.16	20 x 40 All-weather arena.

The most recent planning permission can be found using reference PL/2021/11004 on the Wiltshire Council website. Many of the older buildings do not have planning records as they are historic.

Please note that the wooden field shelters shown on the photos of Lot 1 & 2 are not included and the indoor stables in Building 12 will be removed prior to completion.







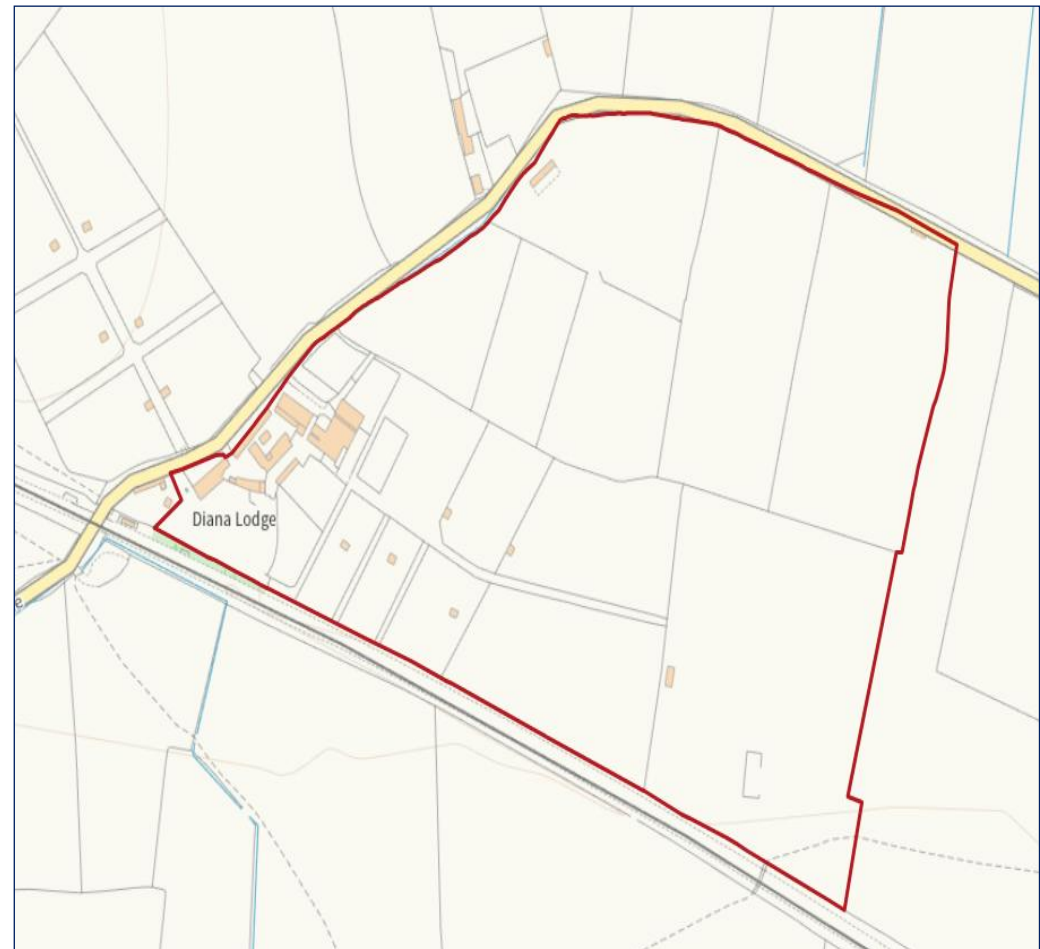
## THE LAND

Spanning 36.18 acres, the land included in Lot 1 comprises approximately 2.11 acres (0.85 ha) of garden, buildings and yard area followed by 34.07 acres of grassland sectioned into manageable paddocks and fields with post and rail fencing and hedge boundaries.

## SOIL TYPE & LAND GRADE

According to Soils of England & Wales the soil is classed as a combination of "Soilscape 9", described as lime-rich loamy and clayey soils with impeded drainage.

The land is classed as Grade 3 on the Land Classification Series for England & Wales (Grade 1 – best, Grade 5 – worst).





## LOT 2 – 7.66 acres (3.10 ha) of Grassland

A further parcel of land located directly opposite the main holding, Lot 2 extends to 7.66 acres (3.10 ha) and is conveniently split into six paddocks with post and rail fencing.

Lot 2 has a public footpath crossing the land as shown by the orange dotted line on the plan.

## SITE DESIGNATIONS

Our initial searches have not found any site designations.

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## PLAN OF LOT 2





## DEVELOPMENT POTENTIAL

The property has an abundance of potential to be a family home with annex, holiday lets, equestrian facilities or home business subject to the relevant planning permissions.

## OVERAGE

Please note that both lots are subject to a development reservation as follows:

‘The vendor will be entitled to 30% of the uplift in value should planning consent be granted for any use other than agricultural or equestrian. This will be in place for a period of 25 years and be triggered upon the implementation of planning or sale of the property whichever is earlier’.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

## VIEWINGS

We ask that all viewings of the property are made by prior appointment with the selling agents, by calling the office 01829 773000.

## MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

## SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries on the site and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

## TITLE

The property is being sold freehold with vacant possession upon completion.

## SERVICES

There is mains water, mains electricity and private drainage.







**LOCATION - WHAT3WORDS** - ///clearcut.awards.magically

**FLOORPLANS** – Available from the selling agent.

**COUNCIL TAX BAND** – G for main house  
A for the flat

**EPC** – F

**SELLING AGENTS**

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TBC

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