

Client's Name

Kim Rivers

Job Title

Upper Studley Farmhouse,
Swindon Road, Royal Wootton
Bassett, SN4 8ET

Job No

2186

Historic Building Recording

Level 2

Date of Recording: 11/07/25

Listing Status: II List entry no. 1022662

Building Usage: Mixed use of site Commercial and residential - refer to site plan



Photo taken July 2025

Limitations of this report:

Level 2 is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

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Revision Description Drawn Date Checked

Client's Name

Kim Rivers

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Upper Studley Farmhouse,
Swindon Road, Royal Wooton
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Drawing Title

Contents

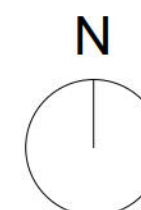
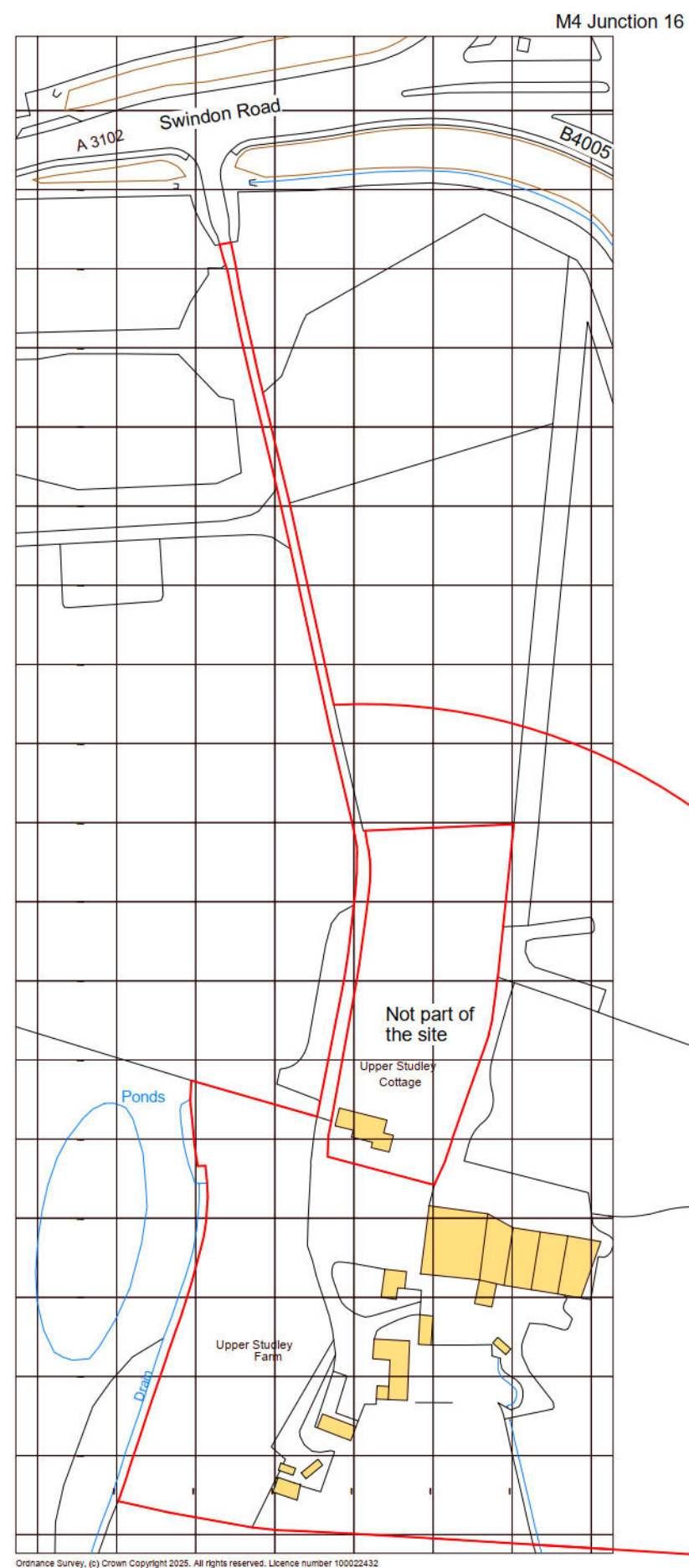
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@A3

Job No Drawing No

2186 i

Status Rev



Revision	Description	Drawn	Date	Checked
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Job Title
Upper Studley Farmhouse,
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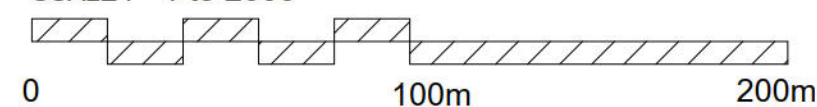
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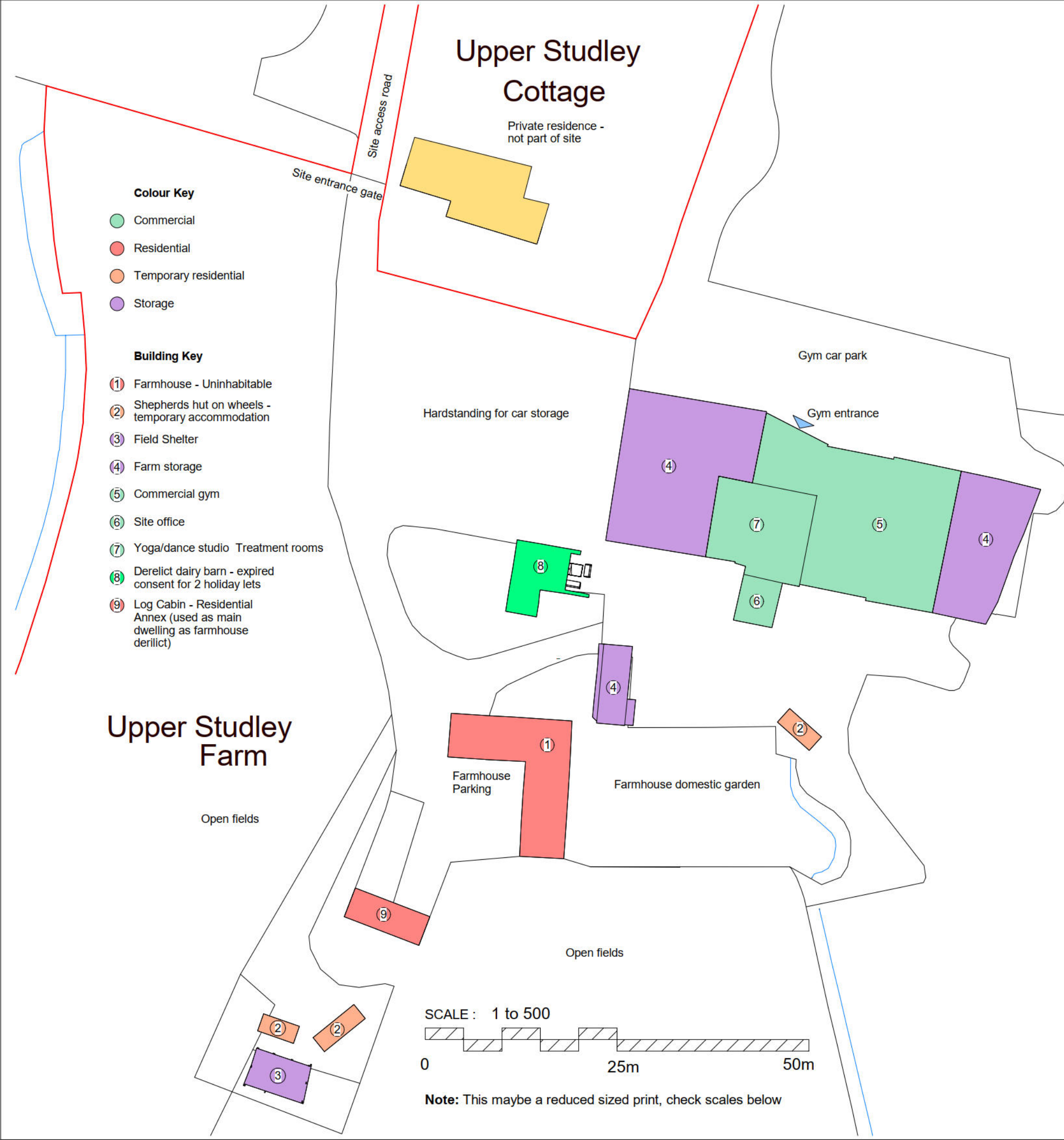
Job No	Drawing No
2186	E01

Status	Rev
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SCALE : 1 to 2000



Note: This maybe a reduced sized print, check scales below



Commercial Gym (5) with adjoining storage spaces (4)



Derelict Dairy Barn (8)



Standalone Farm Storage (4)



Farmhouse (1)

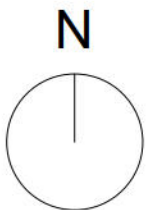


Log Cabin (9)



Pair of Shepherds huts (2) at south end of site, with Field Shelter (3) behind

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Client's Name

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Upper Studley Farmhouse,
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Drawing Title

Existing Site Usage Plan

Scale

1 : 500 @A3

Job No

2186

Drawing No

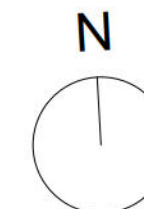
E02

Status

Rev

**HERITAGE
FUSION**
CONSERVING THE PAST,
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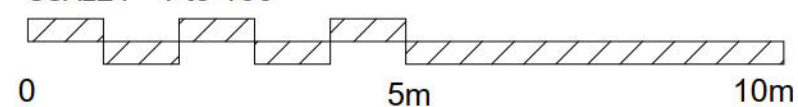
Drawing Title
Existing Ground Floor Plan -
Farmhouse

Scale
1 : 100 @A3

Job No	Drawing No
2186	E03

Status	Day
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SCALE: 1 to 100



Note: This maybe a reduced sized print, check scales below

**HERITAGE
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A Store



B Store Window - WG01



C Doors DG05 & DG06 and window WG12



D Kitchen floor



E Kitchen



F Stair from kitchen



G Mid Landing Window - WG11



H Dining room



I Dining room



J Dining room



K Dining room Fireplace



L Dining room Fireplace

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Drawing Title
Ground Floor Photos -
Farmhouse

Scale
@A3

Job No	Drawing No
2186	E04

Status	Rev
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HERITAGE
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M Sitting room



N Sitting room window - WG06



O Sitting room north east corner



P Sitting room north west corner



Q Utility room



R Doors DG03 & DG10



S Utility Stair



T Utility window - WG07

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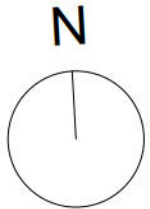
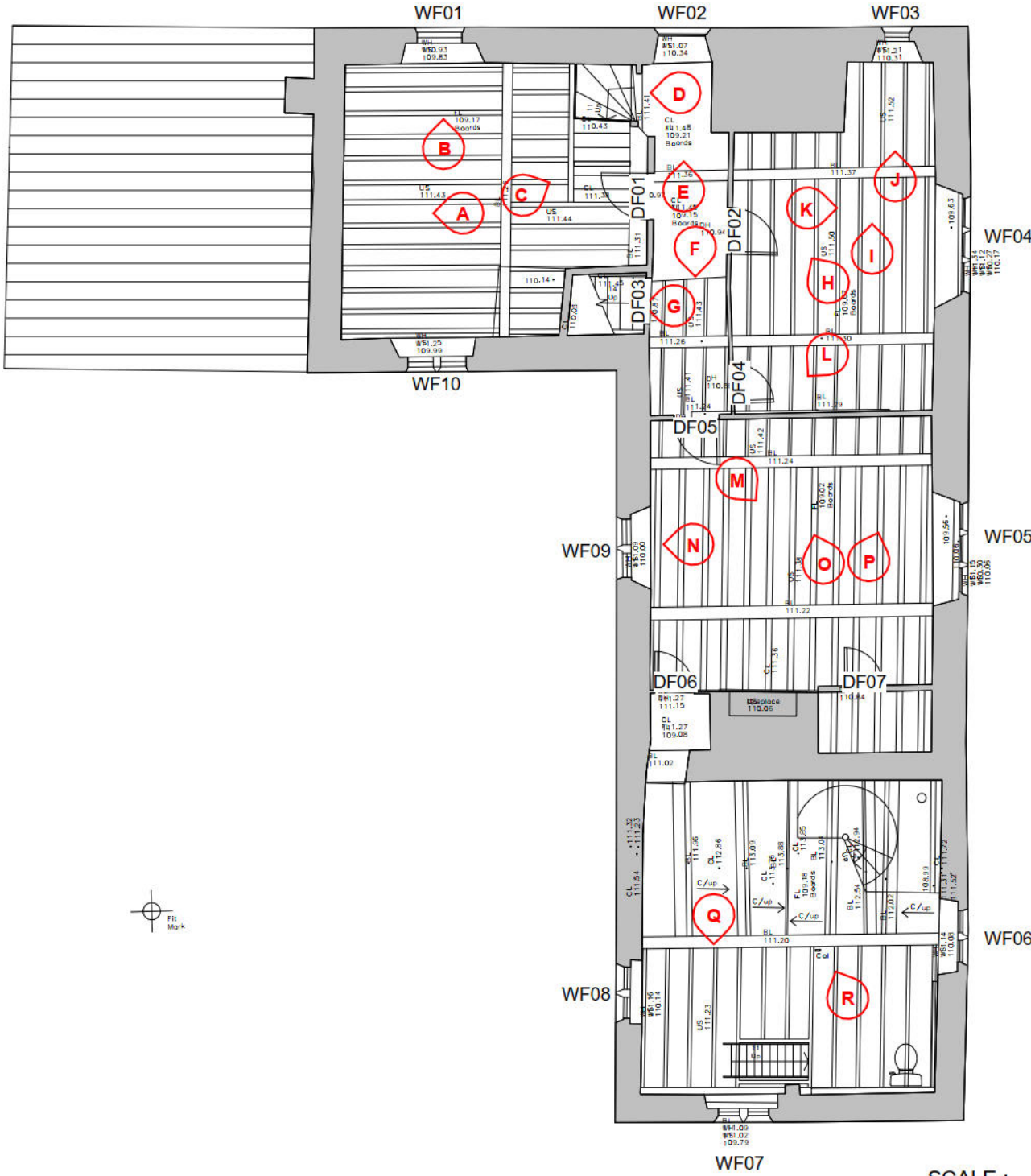
Drawing Title
Ground Floor Photos -
Farmhouse

Scale
@A3

Job No	Drawing No
2186	E05

Status	Rev
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Client's Name

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Upper Studley Farmhouse,
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Drawing Title
Existing First Floor Plan -
Farmhouse

Scale
1 : 100 @A3

Job No	Drawing No
2186	E06

Status	Rev
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A North west room



B Window WF01



C Door DF01 and underside of stairs



D Stairs up to main loft



E First floor corridor looking north; Window WF02



F First floor corridor looking south



G Stairs down to kitchen



H Exposed wall studs and door DF02



I Exposed ceiling beams



J Window WF03



K Window WF04



L Exposed wall studs and door DF04

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Drawing Title
First Floor Photos - Farmhouse

Scale
@A3

Job No	Drawing No
2186	E07

Status	Rev
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M Centre Bedroom with window WF05



N Window WF09



O Exposed wall studs between front and centre bedrooms



P Window WF05 and exposed wall studs



Q Back room with windows WF07 & WF08



R Back room with top of spiral stair.
Exposed wiring

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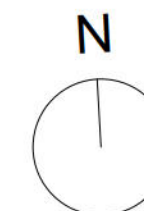
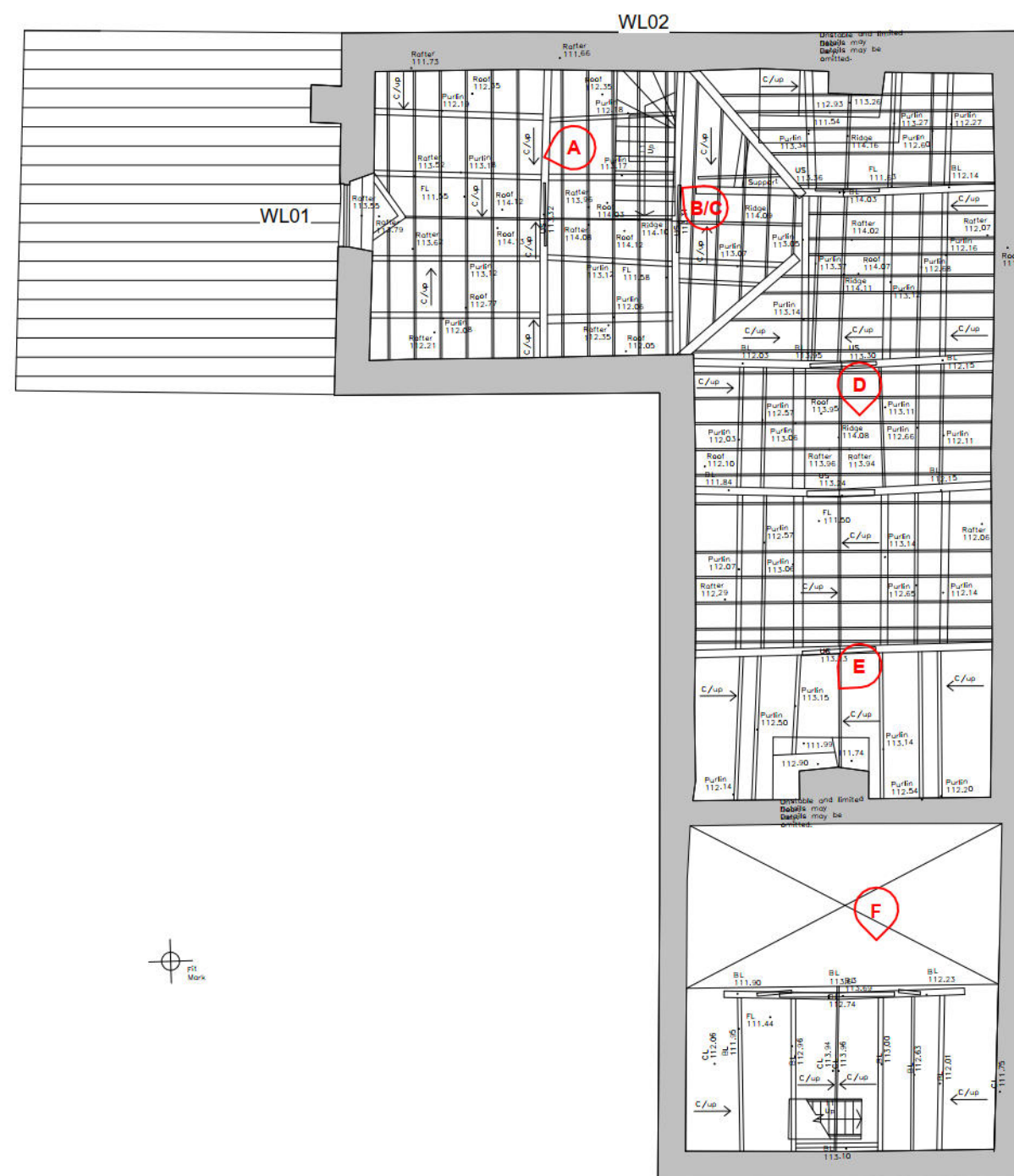
Drawing Title
First Floor Photos - Farmhouse

Scale
@A3

Job No	Drawing No
2186	E08

Status	Rev
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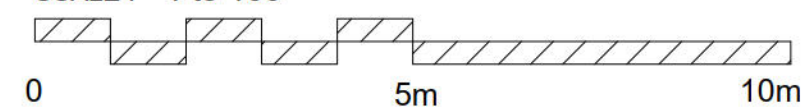
Drawing Title
Existing Loft Plan - Farnhouse

Scale
1 : 100 @A3

Job No	Drawing No
2186	E09

Status	Reason
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SCALE: 1 to 100



Note: This maybe a reduced sized print, check scales below

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A Loft Window - WL01



B Roof Window WL02



C Stairs Down



D Main loft with missing floor



E Exposed roof structure



F Loft space above back room

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Upper Studley Farmhouse,
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Drawing Title

Loft Photos - Farmhouse

Scale

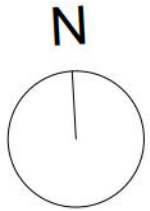
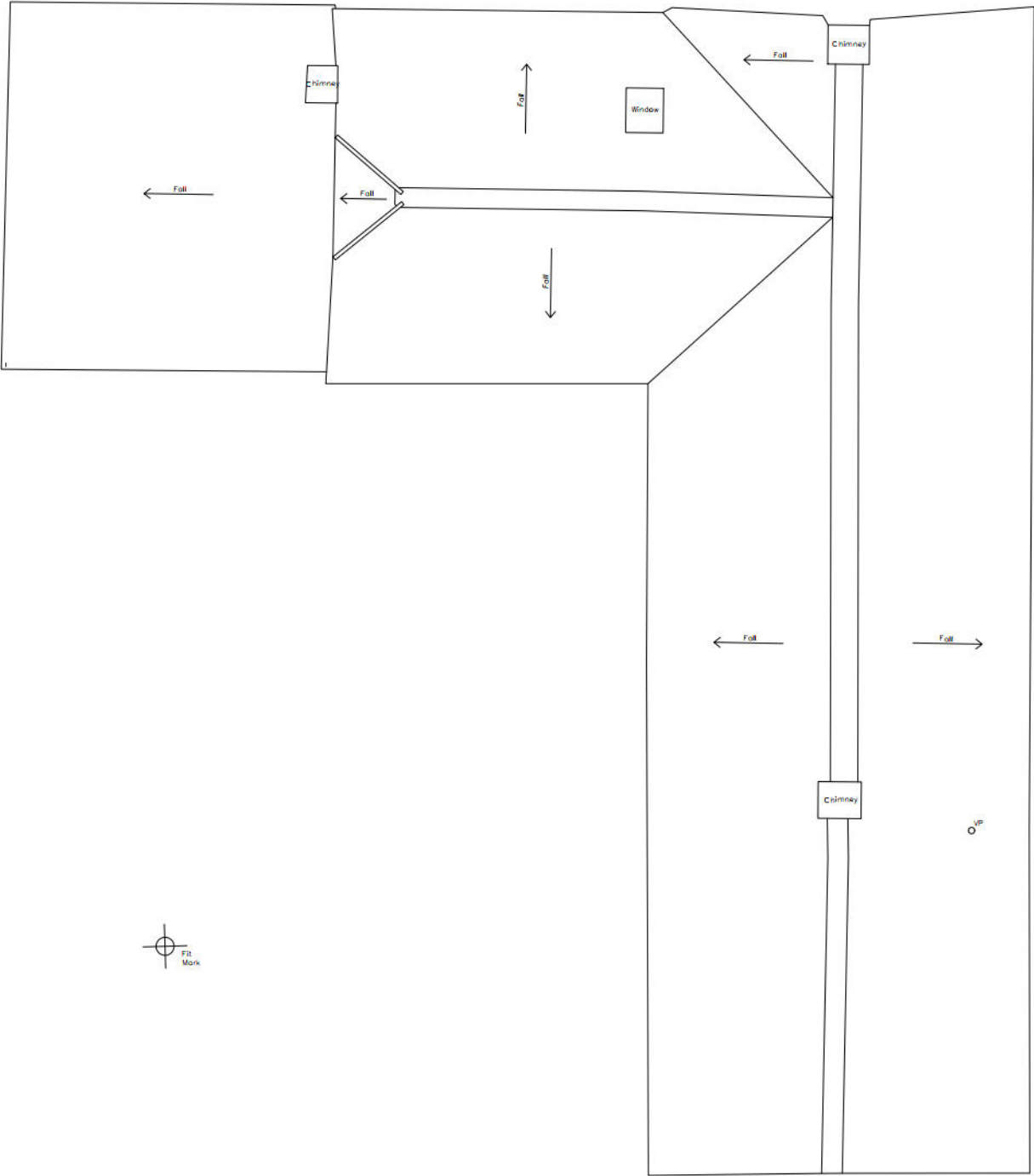
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Job No	Drawing No
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2186	E10
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Status	Rev
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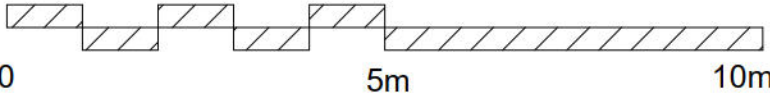
Drawing Title
Existing Roof Plan -
Farmhouse

Scale
1 : 100 @A3

Job No	Drawing No
2186	E11

Status	Rev
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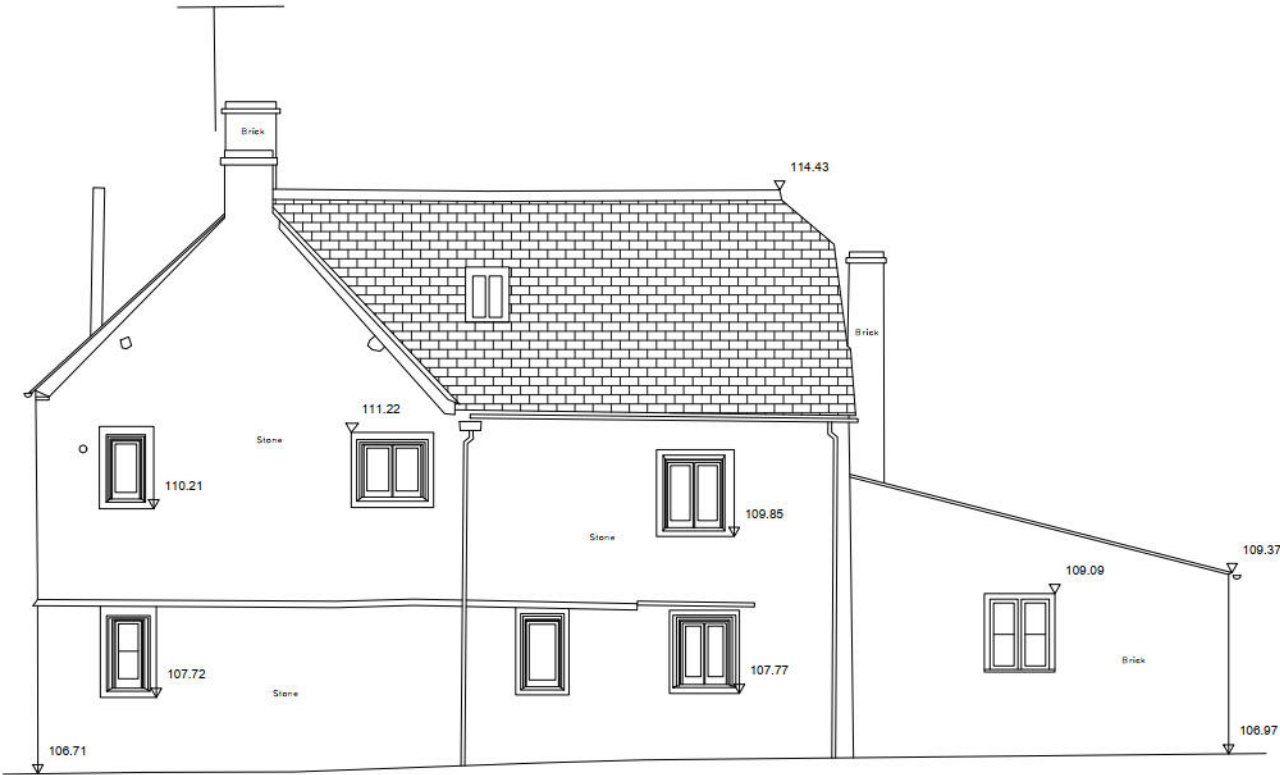
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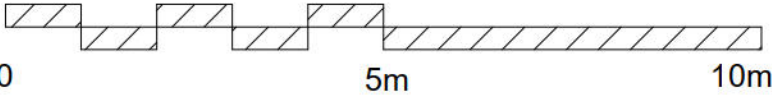
Drawing Title
Existing North Elevation -
Farmhouse

Scale
1 : 100 @A3

Job No	Drawing No
2186	E12

Status	Rev
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SCALE : 1 to 100



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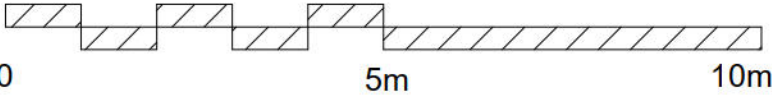
Drawing Title
Existing East Elevation -
Farmhouse

Scale
1 : 100 @A3

Job No	Drawing No
2186	E13

Status	Rev
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SCALE : 1 to 100



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A End Elevation



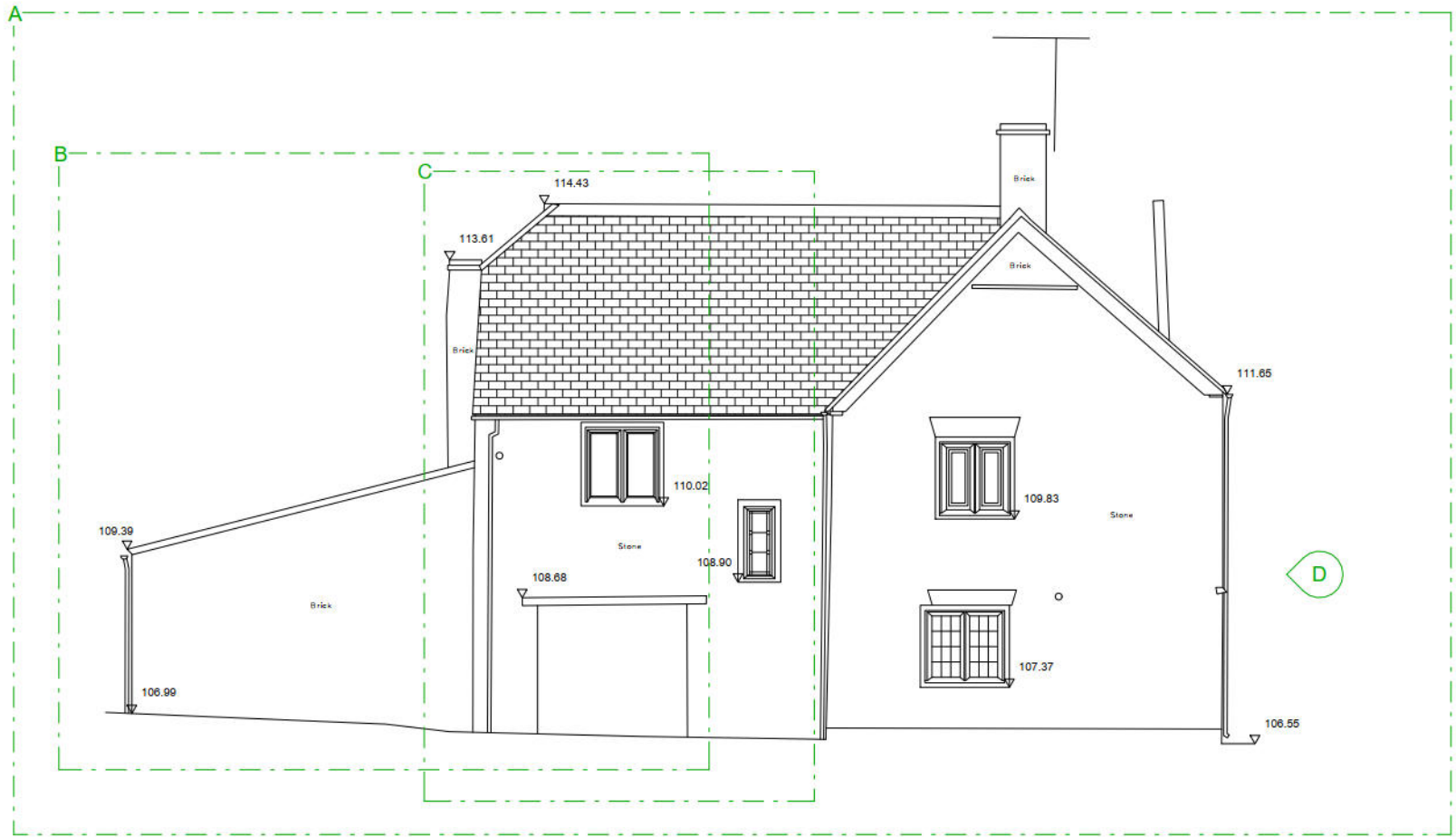
B Red brick lean-to and cross wing
DG04 & WF10



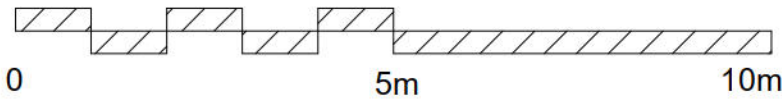
C Cross wing including DG04,
WF10 & WG11



D Farmhouse from South East corner



SCALE : 1 to 100



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Upper Studley Farmhouse,
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Drawing Title

Existing South Elevation -
Farmhouse

Scale

1 : 100 @A3

Job No

2186

Drawing No

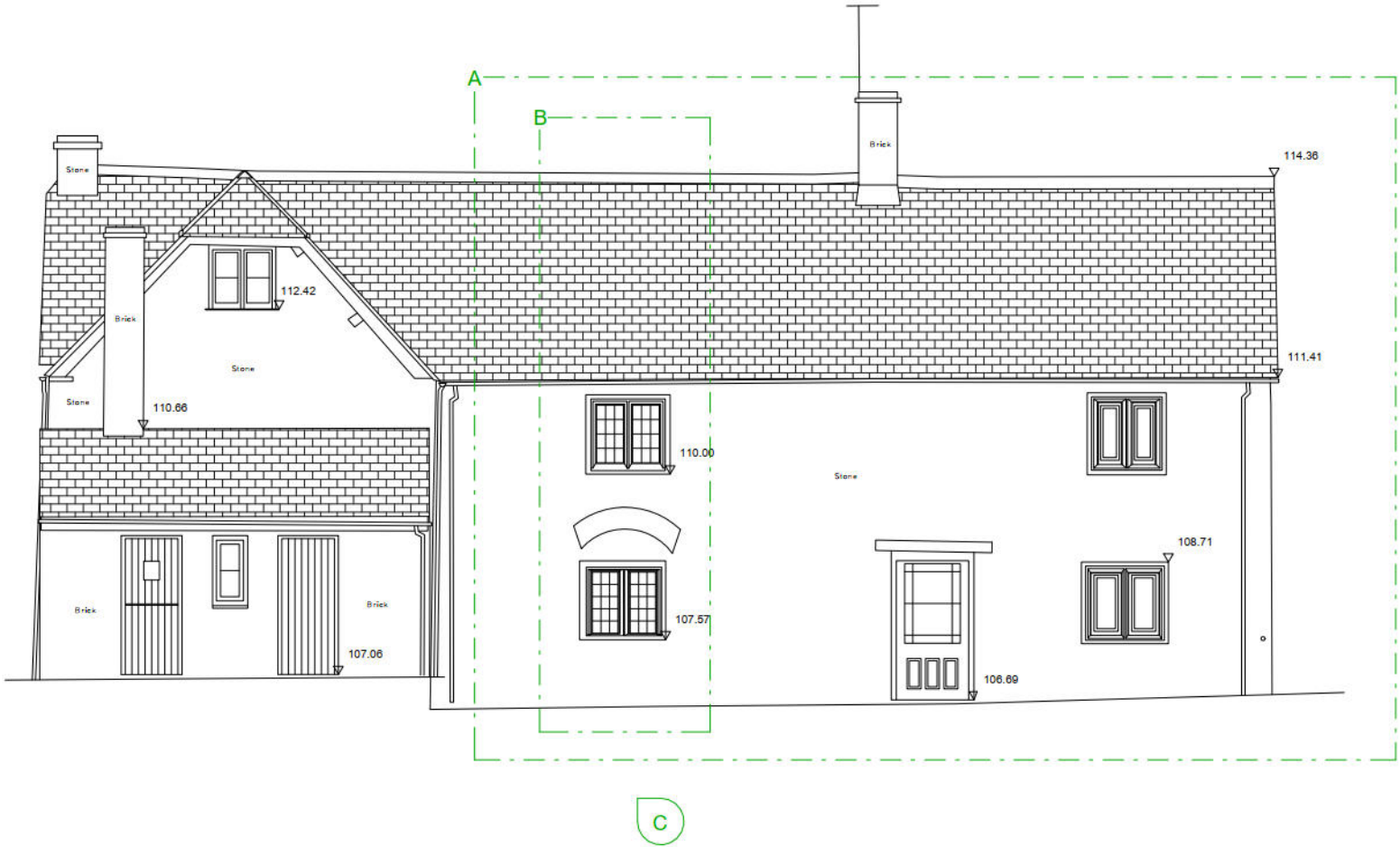
E14

Status

Rev

**HERITAGE
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CONSERVING THE PAST,
INSPIRING THE FUTURE

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A



B WG10 & WF10



C South West View of Farmhouse

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Upper Studley Farmhouse,
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Drawing Title
Existing West Elevation -
Farmhouse

Scale
1 : 100 @A3

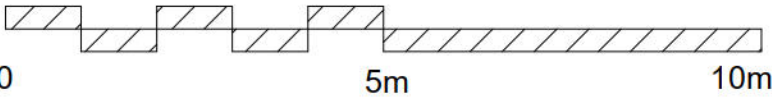
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Drawing No
E15

Status

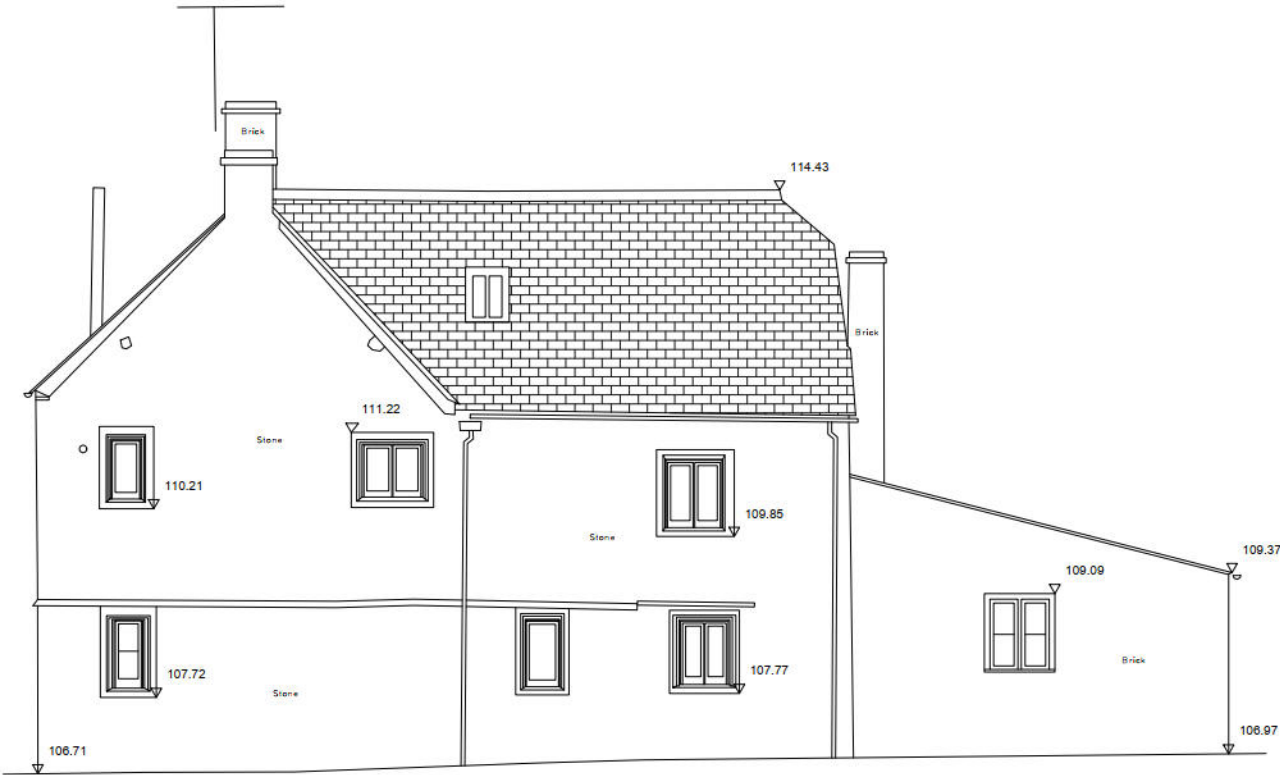
Rev

SCALE : 1 to 100



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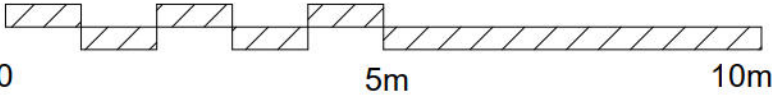
Drawing Title
Existing North Elevation -
Farmhouse

Scale
1 : 100 @A3

Job No	Drawing No
2186	E12

Status	Rev
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SCALE : 1 to 100



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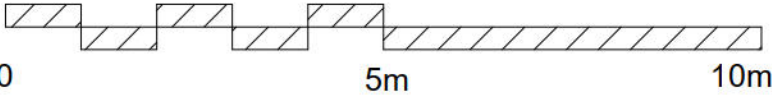
Drawing Title
Existing East Elevation -
Farmhouse

Scale
1 : 100 @A3

Job No	Drawing No
2186	E13

Status	Rev
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SCALE : 1 to 100



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A End Elevation



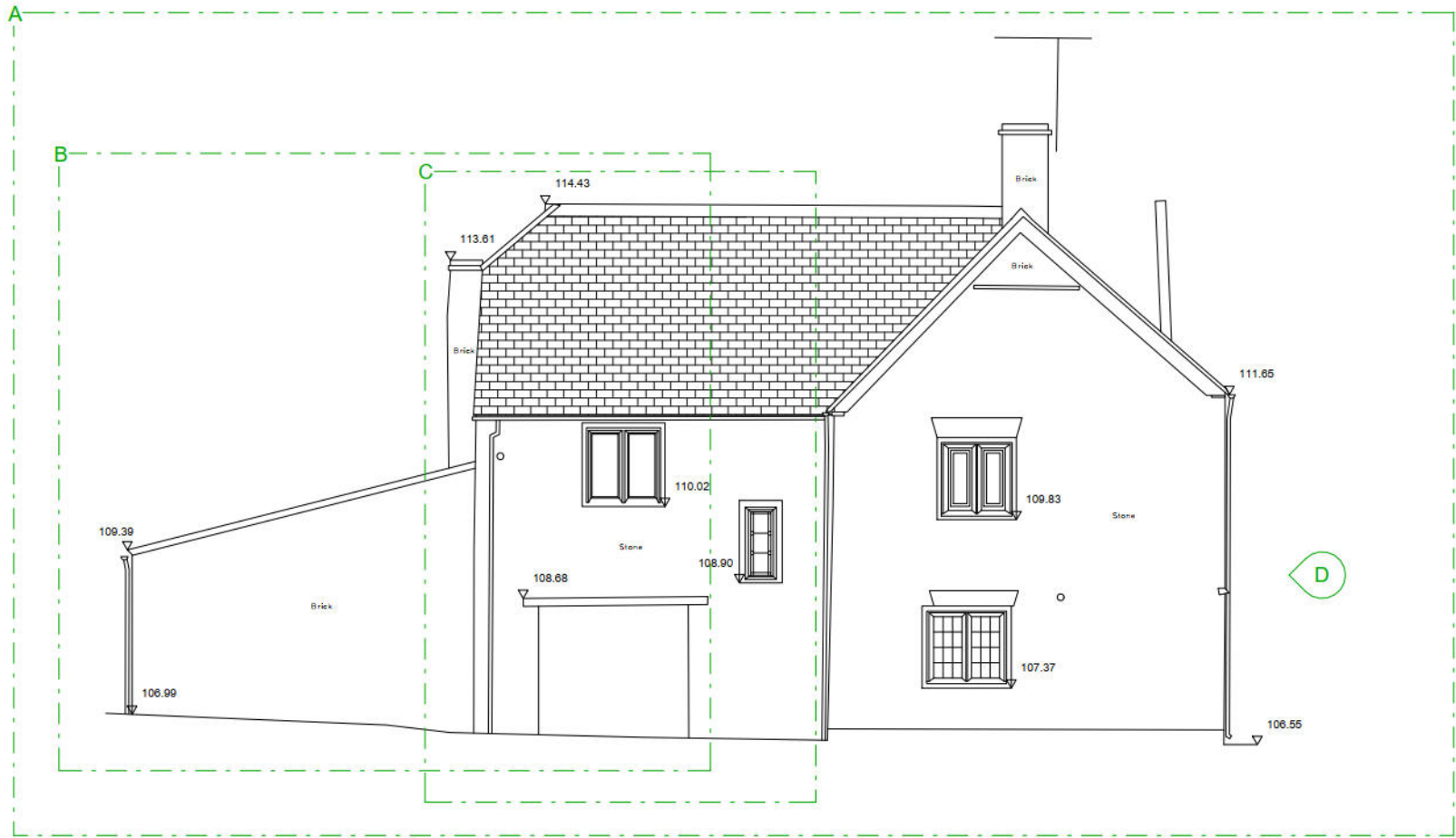
B Red brick lean-to and cross wing
DG04 & WF10



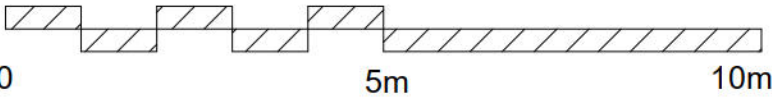
C Cross wing including DG04,
WF10 & WG11



D Farmhouse from South East corner



SCALE : 1 to 100



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Kim Rivers

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Upper Studley Farmhouse,
Swindon Road, Royal Wooton
Basset, SN4 8ET

Drawing Title

Existing South Elevation -
Farmhouse

Scale

1 : 100 @A3

Job No

2186

Drawing No

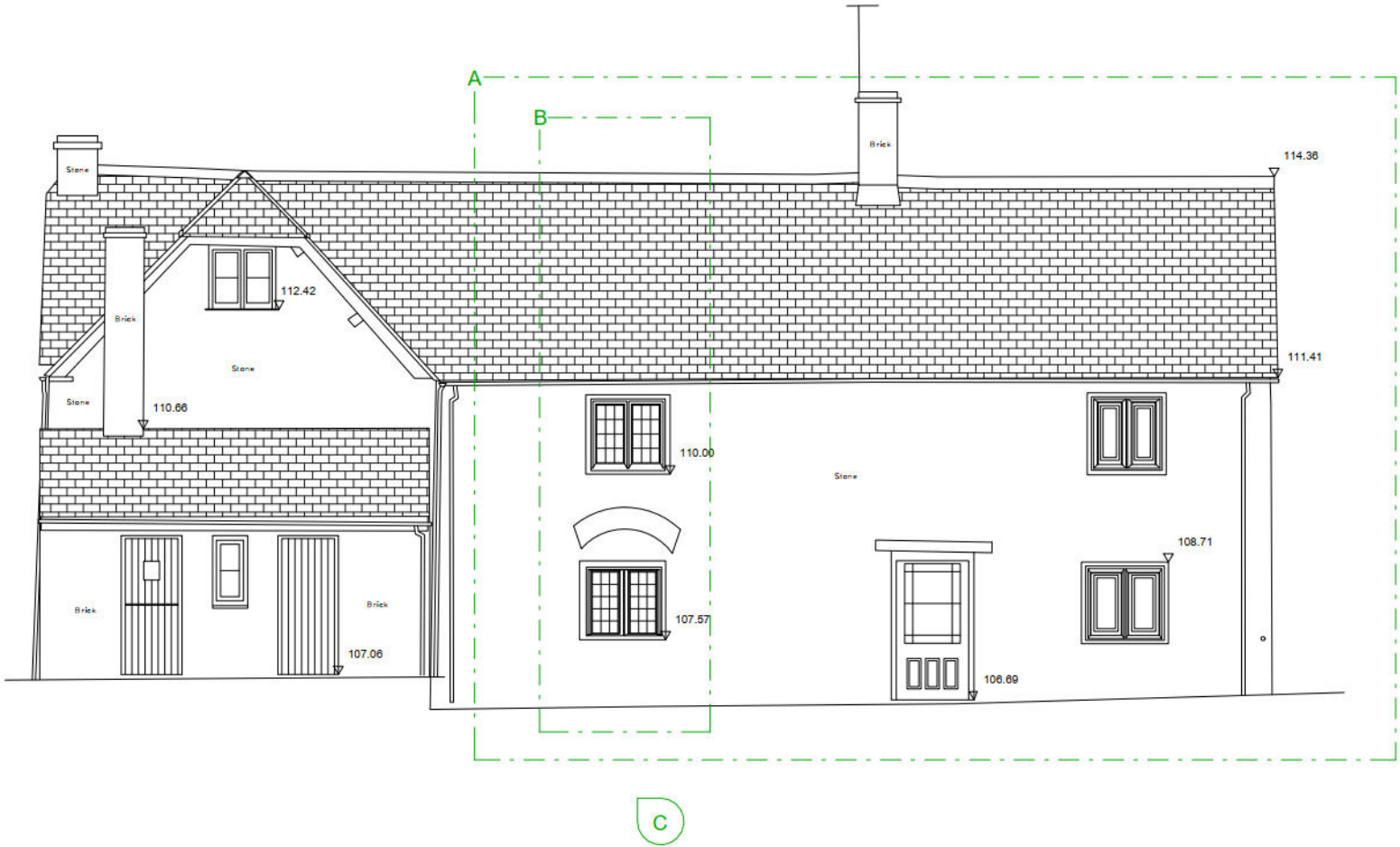
E14

Status

Rev

**HERITAGE
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A



B WG10 & WF10



C South West View of Farmhouse

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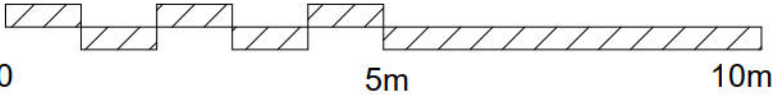
Drawing Title
Existing West Elevation -
Farmhouse

Scale
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Job No	Drawing No
2186	E15

Status	Rev
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SCALE : 1 to 100



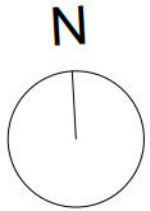
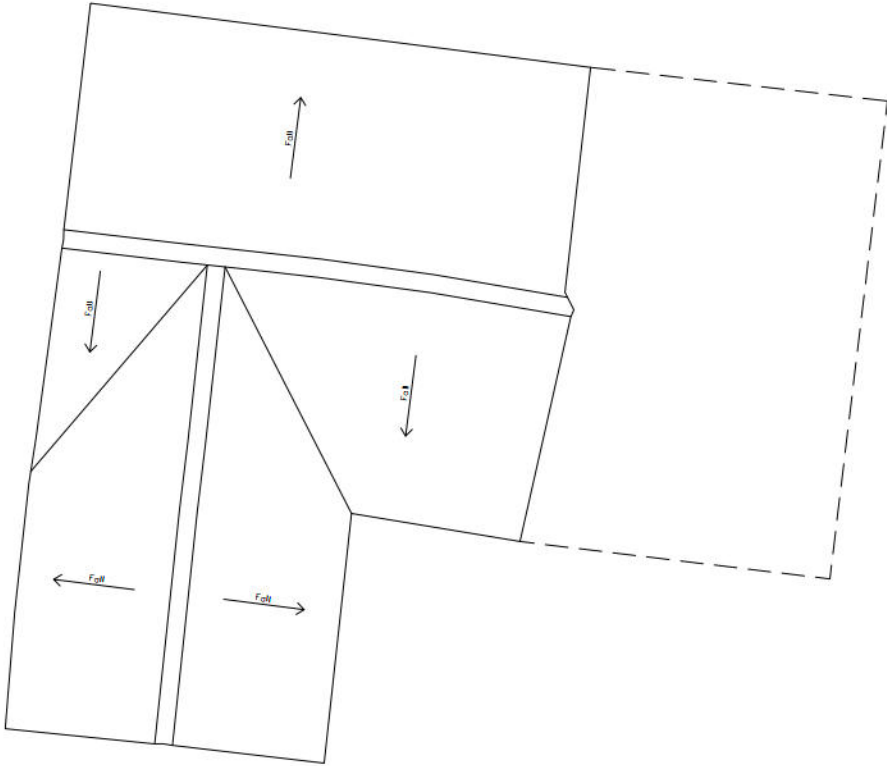
Note: This maybe a reduced sized print, check scales below

A photograph showing the exterior of a building under renovation. The roof structure is exposed with wooden beams. A yellow van is parked in the background, and construction materials like wood and a wheelbarrow are in the foreground.

Status	Day
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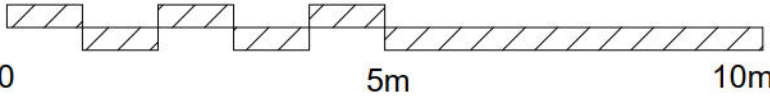
Drawing Title
Existing Roof Plan - Dairy Barn

Scale
1 : 100 @A3

Job No	Drawing No
2186	E17

Status	Rev
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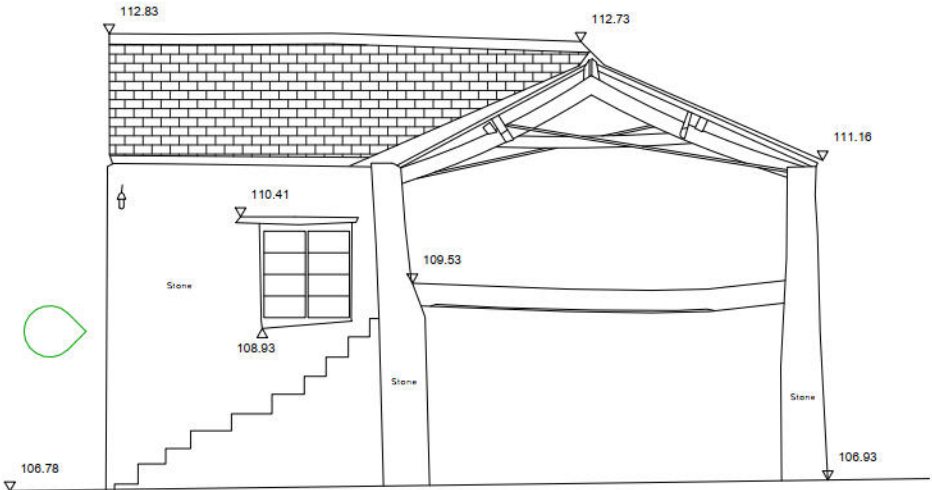
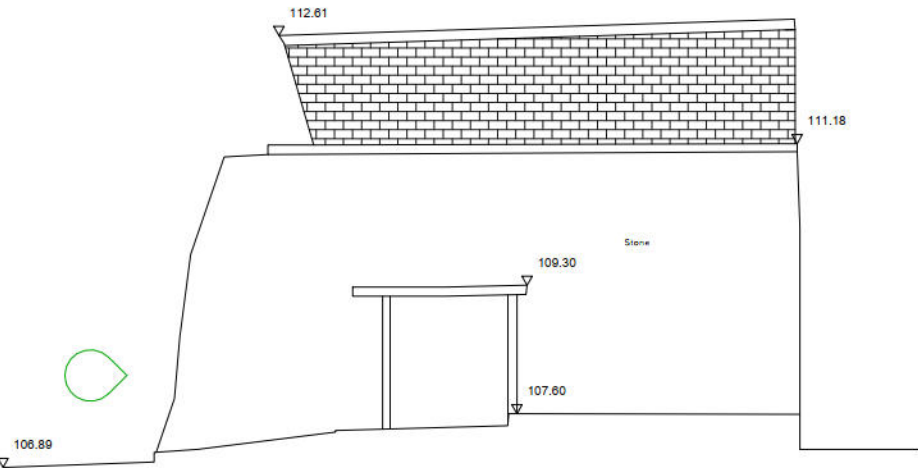
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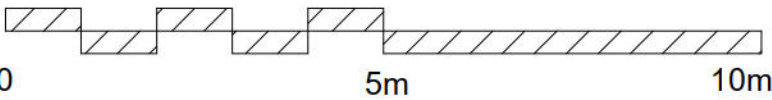
Drawing Title
Existing North and East
Elevations - Dairy Barn

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1 : 100 @A3

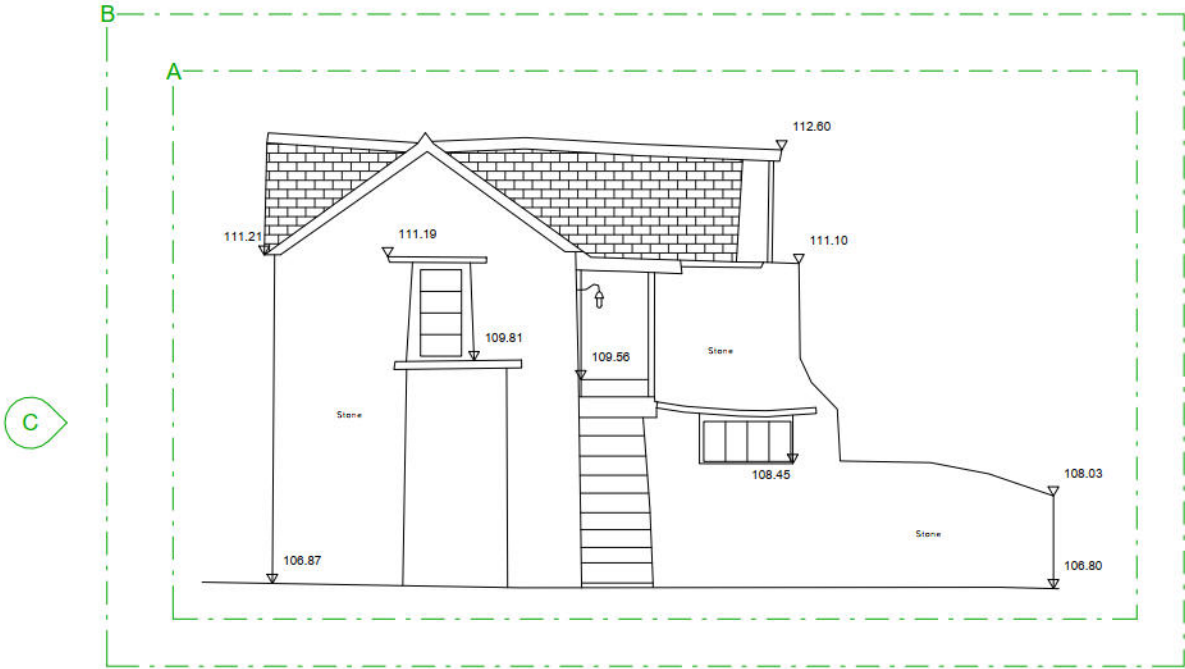
Job No	Drawing No
2186	E18

Status	Rev
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SCALE : 1 to 100



Note: This maybe a reduced sized print, check scales below



A



B View of Dairy Barn from Farmhouse



C Dairy barn from South West

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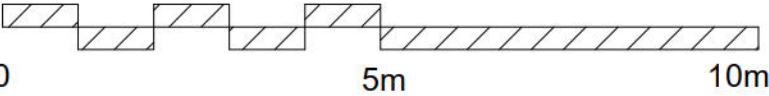
Drawing Title
Existing South Elevation - Dairy
Barn

Scale
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Job No	Drawing No
2186	E19

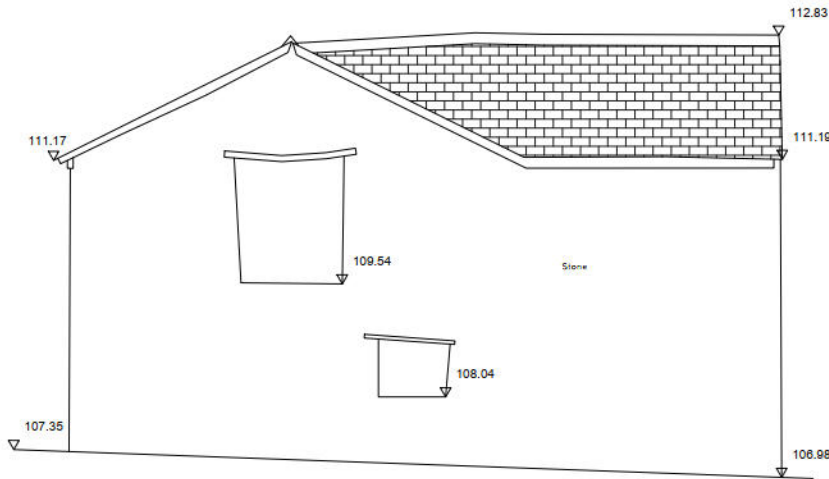
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SCALE : 1 to 100



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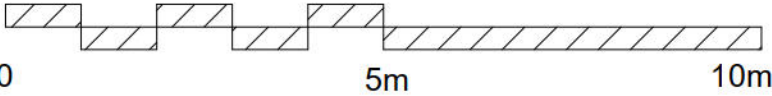
Drawing Title
Existing West Elevation - Dairy
Barn

Scale
1 : 100 @A3

Job No	Drawing No
2186	E20

Status	Rev
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SCALE : 1 to 100



Note: This maybe a reduced sized print, check scales below





A Previous Lean-to



B Previous Conservatory



C Previous Conservatory Joining Cross Wing



D Previous South Elevation including Garage

A



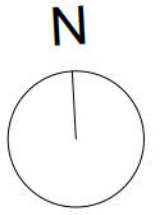
B

C

D

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.

- Structured known to have been removed
- Previous Walls
- Retained Walls



Revision Description Drawn Date Checked

Client's Name

Kim Rivers

Job Title
Upper Studley Farmhouse,
Swindon Road, Royal Wooton
Bassett, SN4 8ET

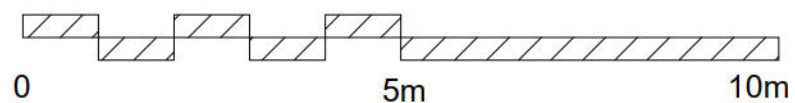
Drawing Title
Illustration of Ground Floor
Plan and Photos in 2011

Scale
1 : 100 @A3

Job No Drawing No
2186 E21

Status Rev

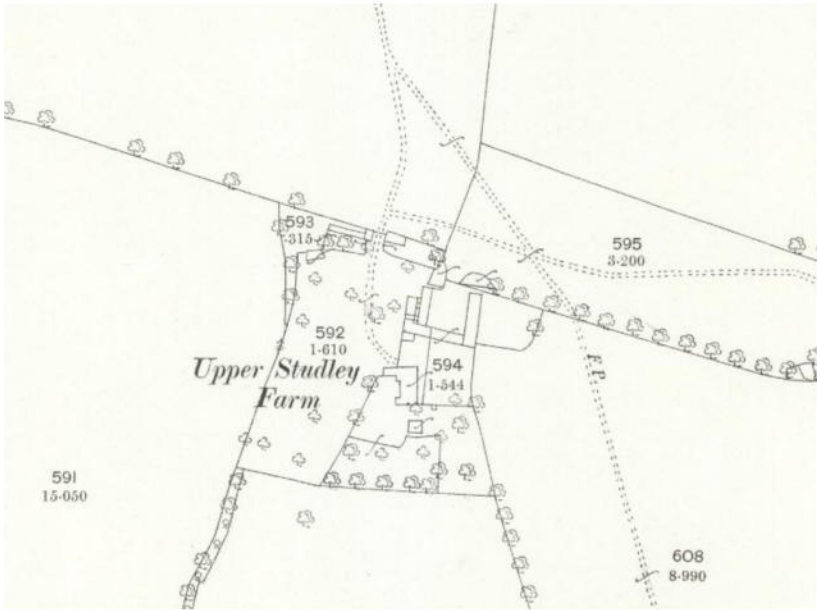
SCALE : 1 to 100



Note: This maybe a reduced sized print, check scales below

HERITAGE
FUSION
CONSERVING THE PAST,
INSPIRING THE FUTURE

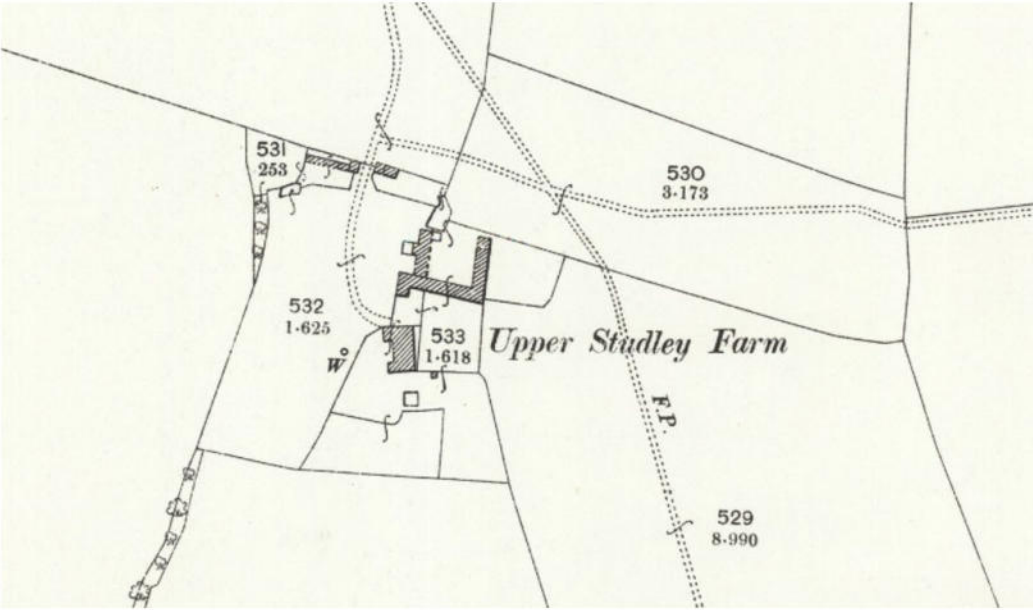
Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



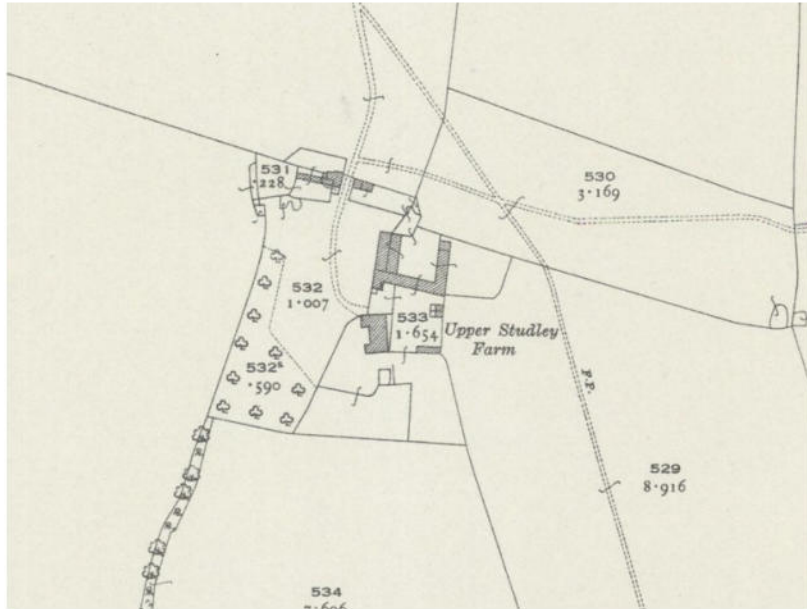
OS 1886



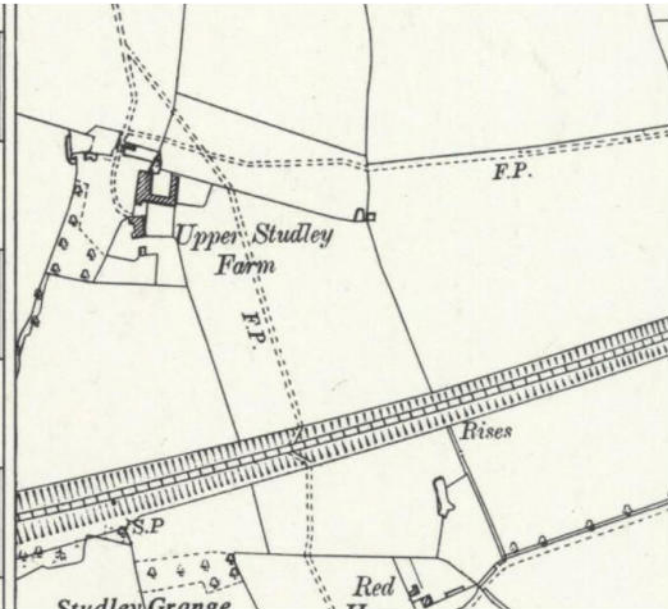
OS 1889



OS 1900



OS 1923



OS 1960



OS 1970

Outline of the farm history: Extract from The Lydiard Archives:

The parish of Lydiard Tregoze contained a number of medium-sized farms. Consisting of pasture and dairy farming, the main produce was cheese and butter.

Farms including Wick, Marsh, Windmill Leaze, East Leaze, Hook, and Shaw belonged to the St. John estate, but mounting debts led to the decline of the estate with parts being sold by Lady Bolingbroke in 1920 and again in the 1930s. The remaining farmland was sold by auction in 1943 following her ladyship's death.

Auction Documents are available for the sale of Upper Studley Farm and appear to date 1923.

Revision	Description	Drawn	Date	Checked
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Client's Name

Kim Rivers

Job Title

Upper Studley Farmhouse,
Swindon Road, Royal Wooton
Bassett, SN4 8ET

Drawing Title

Historic Mapping for the site

Scale

@A3

Job No

2186

Drawing No

E22

Status

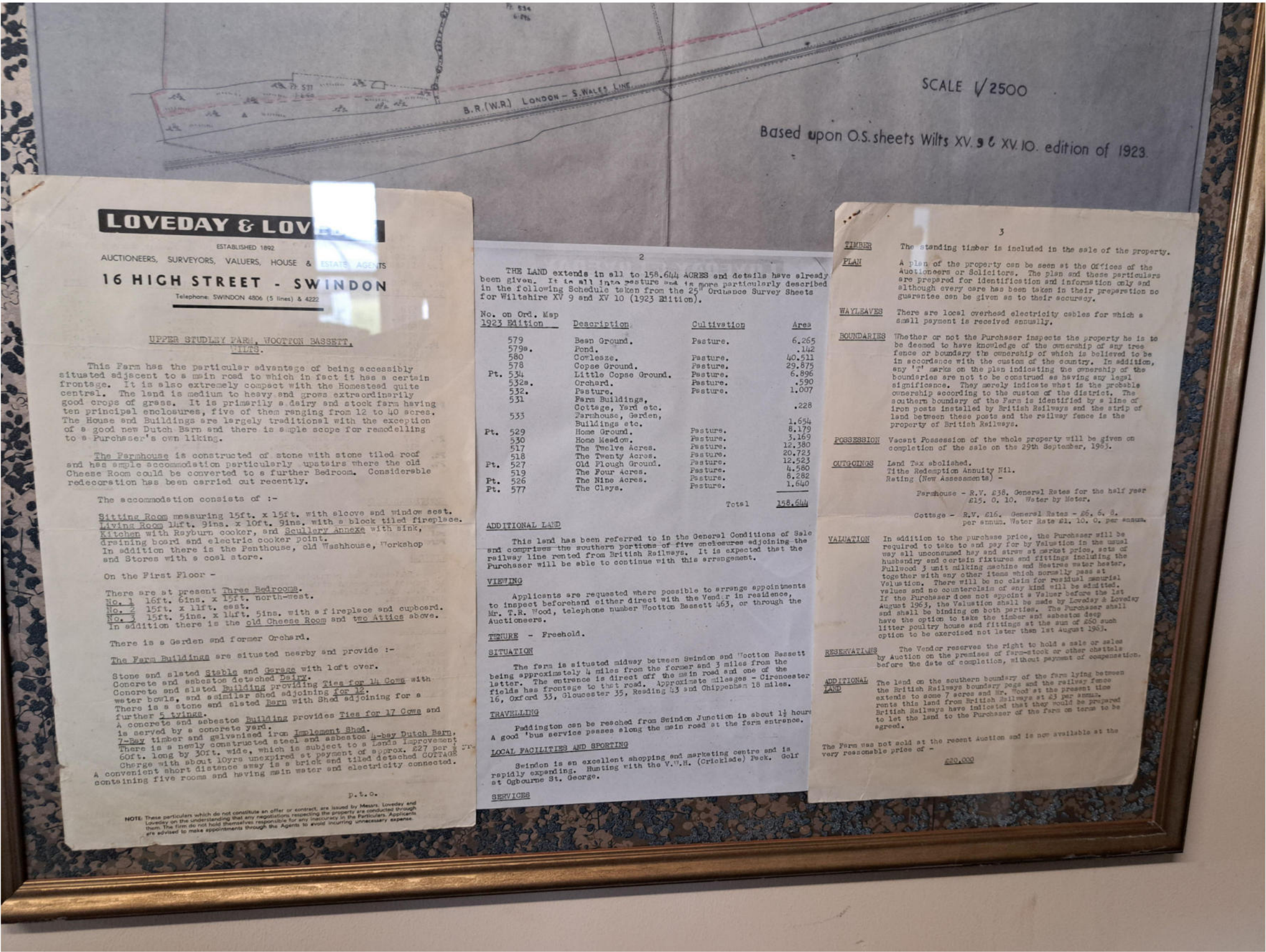
Rev



Google Mapping 2002



Google Mapping 2007



LOVEDAY & LOVEDAY

ESTABLISHED 1892
AUCTIONEERS, SURVEYORS, VALUERS, HOUSE & ESTATE AGENTS

16 HIGH STREET - SWINDON

Telephone: SWINDON 4806 (5 lines) & 4222

UPPER STUDLEY FARM, WOOTTON BASSETT, WILTS.

This Farm has the particular advantage of being accessibly situated adjacent to a main road to which in fact it has a certain frontage. It is also extremely compact with the Homestead quite central. The land is medium to heavy and grows extraordinarily good crops of grass. It is primarily a dairy and stock farm having ten principal enclosures, five of them ranging from 12 to 40 acres. The House and Buildings are largely traditional with the exception of a good new Dutch Barn and there is ample scope for remodelling to a Purchaser's own liking.

The Farmhouse is constructed of stone with stone tiled roof and has ample accommodation particularly upstairs where the old Cheese Room could be converted to a further Bedroom. Considerable redecoration has been carried out recently.

The accommodation consists of :-

Sitting Room measuring 15ft. x 15ft. with alcove and window seat.
Living Room 11ft. 9ins. x 10ft. 9ins. with a black tiled fireplace.
Kitchen with Rayburn cooker, and Scullery Annex with sink, draining board and electric cooker point.
In addition there is the Penthouse, old Washhouse, Workshop and Stores with a coal store.

On the First Floor -

There are at present Three Bedrooms.
No. 1 16ft. 6ins. x 15ft. north-west.
No. 2 15ft. x 11ft. east.
No. 3 15ft. 5ins. x 11ft. 5ins. with a fireplace and cupboard.
In addition there is the old Cheese Room and two Attics above.

There is a Garden and former Orchard.

The Farm Buildings are situated nearby and provide :-

Stone and slated Stable and Garage with loft over.
Concrete and asbestos detached Dairy.
Concrete and slated Building providing Ties for 14 Cows with water bowls, and a smaller shed adjoining for 12.
There is a stone and slated Barn with Shed adjoining for a further 5 twines.
A concrete and asbestos Building provides Ties for 17 Cows and is served by a concrete Yard.
7-Bay timber and asbestos 4-bay Dutch Barn.
There is a newly constructed steel and asbestos Landa Improvement 60ft. long by 30ft. wide, which is subject to a Landa Improvement Charge with about 10yrs unexpired at payment of approx. £27 per 1/2 acre.
A convenient short distance away is a brick and tiled detached COTTAGE containing five rooms and having main water and electricity connected.

P. L. O.

NOTE: These particulars which do not constitute an offer or contract, are issued by Messrs. Loveday and Loveday on the understanding that any negotiations respecting the property are conducted through them. The firm do not hold themselves responsible for any inaccuracy in the Particulars. Applicants are advised to make appointments through the Agents to avoid incurring unnecessary expense.

THE LAND extends in all to 158.644 ACRES and details have already been given. It is all 1st Class pasture and is more particularly described in the following Schedule taken from the 25" Ordnance Survey Sheets for Wiltshire XV 9 and XV 10 (1923 Edition).

No. on Ord. Map 1923 Edition	Description	Cultivation	Area
579	Been Ground.	Pasture.	6.265
579a.	Pond.		.142
580	Copse.	Pasture.	40.511
578	Copse Ground.	Pasture.	29.875
Pt. 534	Little Copse Ground.	Pasture.	6.896
532a.	Orchard.	Pasture.	.590
532.	Pasture.	Pasture.	1.007
531	Farm Buildings, Cottage, Yard etc.		.228
533	Farmhouse, Garden, Buildings etc.		1.654
Pt. 529	Home Ground.	Pasture.	8.179
530	Home Meadow.	Pasture.	3.169
517	The Twelve Acres.	Pasture.	12.380
518	The Twenty Acres.	Pasture.	20.723
Pt. 527	Old Plough Ground.	Pasture.	12.523
519	The Four Acres.	Pasture.	4.580
Pt. 526	The Nine Acres.	Pasture.	8.282
Pt. 577	The Clays.	Pasture.	1.640
Total			158.644

ADDITIONAL LAND

This land has been referred to in the General Conditions of Sale and comprises the southern portions of five enclosures adjoining the railway line rented from British Railways. It is expected that the Purchaser will be able to continue with this arrangement.

VIEWING

Applicants are requested where possible to arrange appointments to inspect beforehand either direct with the Vendor in residence, Mr. T.R. Wood, telephone number Wootton Bassett 463, or through the Auctioneers.

TITLE - Freehold.

SITUATION

The farm is situated midway between Swindon and Wootton Bassett being approximately 4 miles from the former and 3 miles from the latter. The entrance is direct off the main road and one of the fields has frontage to that road. Approximate distances - Cirencester 16, Oxford 33, Gloucester 35, Reading 43 and Chippenham 18 miles.

TRAVELLING

Paddington can be reached from Swindon Junction in about 1 1/2 hours. A good bus service passes along the main road at the farm entrance.

LOCAL FACILITIES AND SPORTING

Swindon is an excellent shopping and marketing centre and is rapidly expanding. Hunting with the V.W.H. (Cricklade) Pack. Golf at Osbourne St. George.

SERVICES

TIMBER

The standing timber is included in the sale of the property.

PLAN

A plan of the property can be seen at the Offices of the Auctioneers or Solicitors. The plan and these particulars are prepared for identification and information only and although every care has been taken in their preparation no guarantee can be given as to their accuracy.

WAYLEAVES

There are local overhead electricity cables for which a small payment is received annually.

BOUNDARIES

Whether or not the Purchaser inspects the property he is to be deemed to have knowledge of the ownership of any tree fence or boundary the ownership of which is believed to be in accordance with the custom of the country. In addition, any 'H' marks on the plan indicating the ownership of the boundaries are not to be construed as having any legal significance. They merely indicate what is the probable ownership according to the custom of the district. The southern boundary of the Farm is identified by a line of iron posts installed by British Railways and the strip of land between these posts and the railway fence is the property of British Railways.

POSSESSION

Vacant Possession of the whole property will be given on completion of the sale on the 29th September, 1963.

OUTGOINGS

Land Tax abolished.
The Redemption Annuity Nil.
Rating (New Assessments) -

Farmhouse - R.V. £38. General Rates for the half year £15. 0. 10. Water by Meter.

Cottage - R.V. £16. General Rates - £6. 6. 8. per annum. Water Rate £1. 10. 0. per annum.

VALUATION

In addition to the purchase price, the Purchaser will be required to take to and pay for by Valuation in the usual way all unconsented hay and straw at market price, sets of husbandry and certain fixtures and fittings including the Pullwood J unit milking machine and Heston water heater, together with any other items which normally pass at Valuation. There will be no claim for residual material values and no counterclaim of any kind will be admitted. If the Purchaser does not appoint a Valuer before the 1st August 1963, the Valuation shall be made by Loveday & Loveday and shall be binding on both parties. The Purchaser shall have the option to take the timber and asbestos deep litter poultry house and fittings at the sum of £50 such option to be exercised not later than 1st August 1963.

RESERVATIONS

The Vendor reserves the right to hold a sale or sales by Auction on the premises of farm-stock or other chattels before the date of completion, without payment of compensation.

ADDITIONAL LAND

The land on the southern boundary of the farm lying between the British Railways boundary pegs and the railway fence extends to some 7 acres and Mr. Wood at the present time rents this land from British Railways at £3 per annum. British Railways have indicated that they would be prepared to let the land to the Purchaser of the farm on terms to be agreed.

The Farm was not sold at the recent Auction and is now available at the very reasonable price of -

£23,000

Revision Description Drawn Date Checked

Client's Name

Kim Rivers

Job Title

Upper Studley Farmhouse,
Swindon Road, Royal Wootton
Bassett, SN4 8ET

Drawing Title

!923 Auction Documents

Scale

@A3

Job No

2186

Drawing No

E23

Status

Rev