



Bradshaws Barns, Kelmscott
Oxfordshire, £1,600,000

Waymark

Bradshaws Barns, Lechlade GL7 3HD

Oxfordshire

Freehold

Appealing Period Stone Barns | Strong Potential for Conversion to New Dwellings | Positive Pre-App Response for Conversion | Edge of Village Location | Possible 18,000+ sq ft of Potential Development

Description

The site comprises a range of period barns on a site of approximately 5.2 acres clustered around a Georgian farmhouse (available separately). The main barns with strong potential for residential conversion are two traditional C18th Cotswold stone barns, a 1900's re brick barn and two single storey period stone barns. There is substantial Dutch barn, a number of general purpose steel barns and some former piggery buildings which are not considered likely to secure planning and would be demolished as part of a wider residential scheme.

The site is within Kelmescott Conservation Area and lies on the edge of the village. The two Cotswold barns are Grade II Listed.

Locally based architects have prepared an indicative scheme for a residential conversion the key barns, in all potentially extending to approximately 18,000 sq ft. (See attached floor plan)

These barns are to be sold without planning but with strong potential for a new owner to secure a planning consent permitting a residential conversion scheme. Support for this is provided by Pre-App advice given by West Oxfordshire District Council. To note that the advice was more positive for residential conversion of the wider barns than for employment or holiday use. (Please contact the marketing agent for a copy of the advice).

Our vendors previously sold a third Cotswold barn on which the new owners subsequently secured planning for conversion to a 3 bed dwelling, planning ref: 23/01824/FUL and 23/01825/LBC.

Please note there is an overage clause imposed by the Church Commissioners which would be triggered once the buildings have a residential or higher value planning consent, the payment under which is assessed as being 30% of the difference between the market value of the current barns before and after the planning permission. (Please

contact the selling agents for any further clarity on this point.)

There is mains power and water on the site. Foul sewage would need to be by way of a new Sewage Treatment Plant

Location

Kelmescott is a sought-after village which lies close to the River Thames, comprising a scattering of houses and a great local pub, The Plough. The village is known for its link with William Morris who owned and lived in Kelmescott Manor.

Nearby, less than 3 miles to the west, is the small town of Lechlade-on-Thames, on the edge of the Cotswolds, offering a wide variety of independent retailers, restaurants, pubs and cafes together with a Doctors surgery, primary school and sporting facilities.

There are good road links to Oxford and Cheltenham, both via the A40, while Cirencester is only a few miles to the West. There are more local facilities and secondary schools available in the nearby market towns of Faringdon (6 miles) and Burford. Major rail links to London and the west are available from Swindon, Didcot and Oxford. The village is also well positioned for a number of excellent schools locally such as St Hugh's, Farmors and Burford School, while Abingdon School, Radley College, Dragon School, St Edward's are all in and around Abingdon and Oxford. Equally Cheltenham College, Hatherop Castle School and Rendcomb are close by to the west.

Local Authority

west oxfordshire

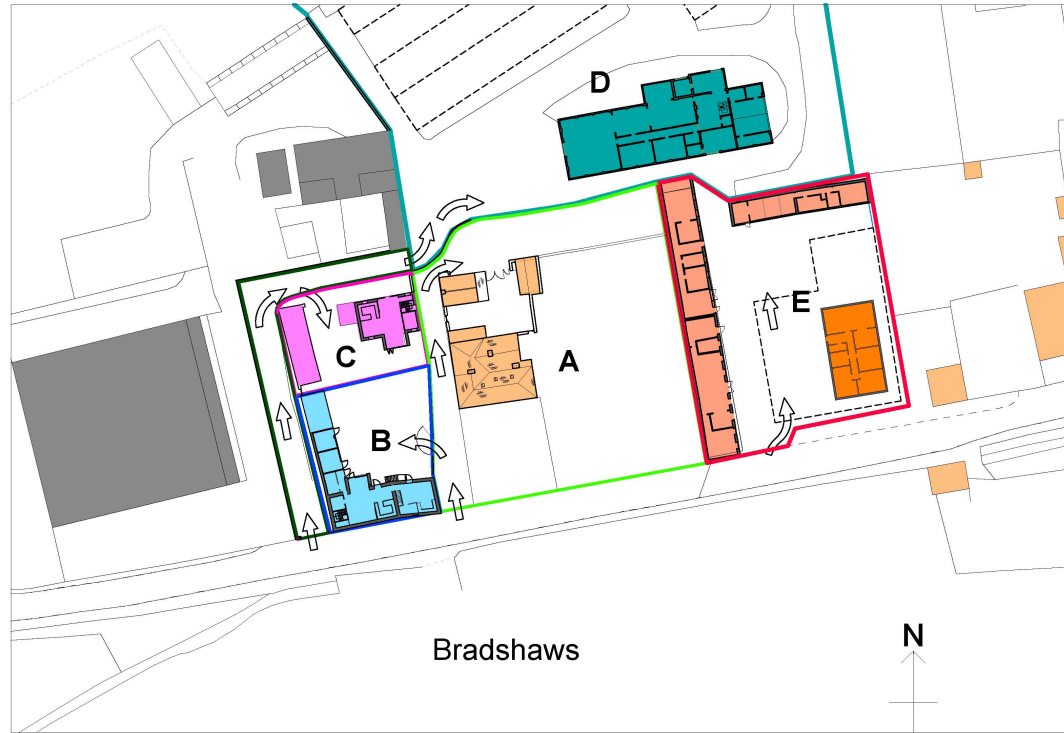
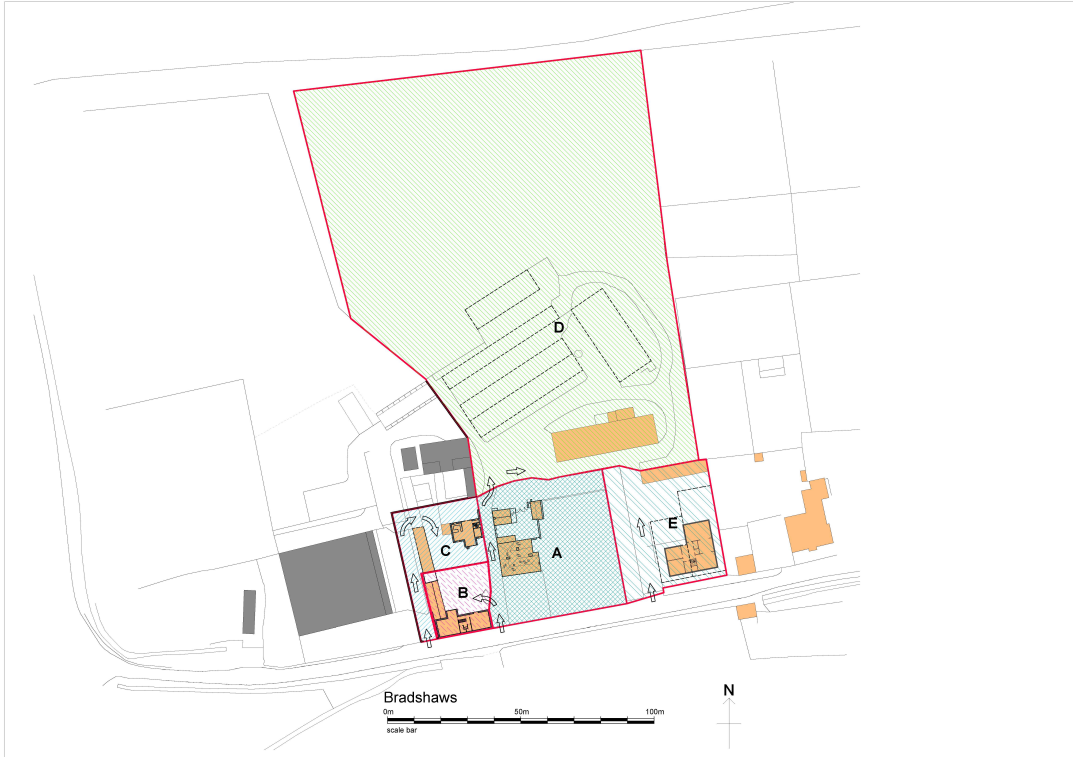
Tax Band:



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