



Artist's impression for illustration purposes only.

Bradshaws, Lot D, Kelmscott
Oxfordshire, £750,000

Waymark

Lot D, Lechlade GL7 3HD

Oxfordshire

Freehold

**Huge Potential for Residential Conversion | Could Convert to a Substantial and Unique Home | Positive Pre-
Ap Response for Conversion | Four Acres with Additional Out-Buildings | Edge of Village Location | Walking
Distance to River Thames**

Description

Plot D is a period brick barn situated in 4 acres on the edge of Kelmscott village, Oxfordshire.

In a setting shared with other period barns and a Grade II* Georgian farmhouse this barn offers an opportunity to create a very special and substantial family home.

Locally based architects have prepared an indicative scheme for a residential conversion suggesting it could provide a 6 bedroom house extending to over 6,600 sq ft. (See attached floor plan)

This barn is to be sold without planning but with strong potential for a new owner to secure a planning consent permitting a residential conversion - which is supported by Pre-
Ap advice provided by West Oxfordshire District Council. (Please contact the marketing agent for a copy of the advice).

Our vendors previously sold a Cotswold barn within their wider property on which the new owners subsequently secured planning for conversion to a 3 bed dwelling, planning ref: 23/01824/FUL and 23/01825/LBC. A neighbouring period barn at Home Farm has also recently secured planning for conversion

to a single dwelling, planning ref: 23/01363/FUL and 23/01364/LBC.

The 4 acre plot also comprises a number of other barns which could provide extensive ancillary accommodation.

Please note there is an overage clause imposed by the Church Commissioners which would be triggered once the building has a residential planning consent, the payment under which is assessed as being 30% of the difference between the market value of the current barn before and after the planning permission. (Please contact the selling agents for any further clarity on this point.)

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

Local Authority

west oxfordshire

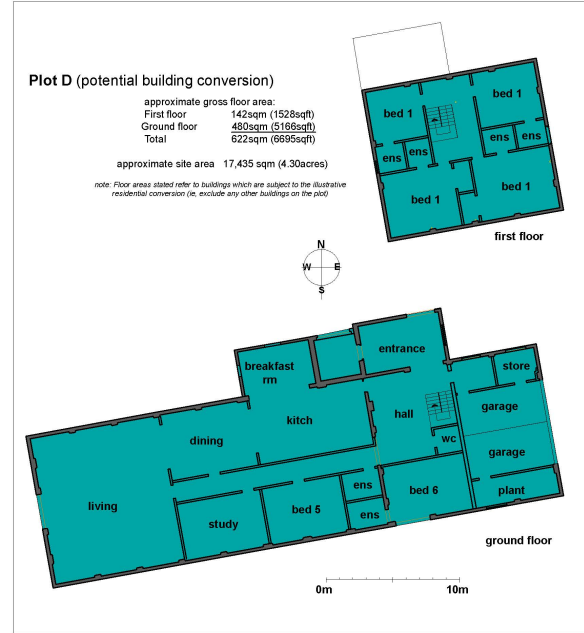
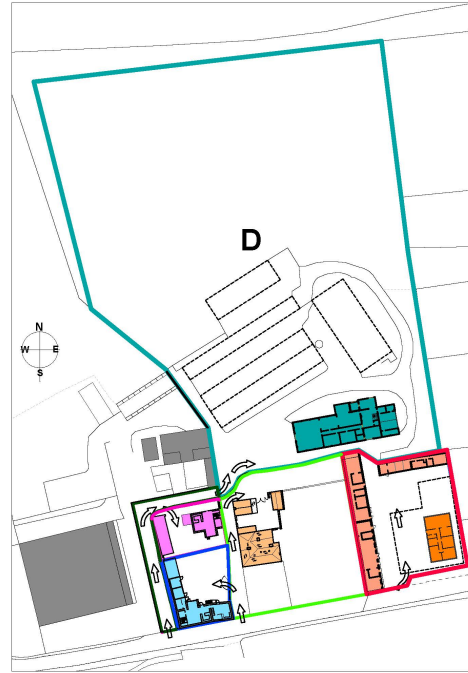
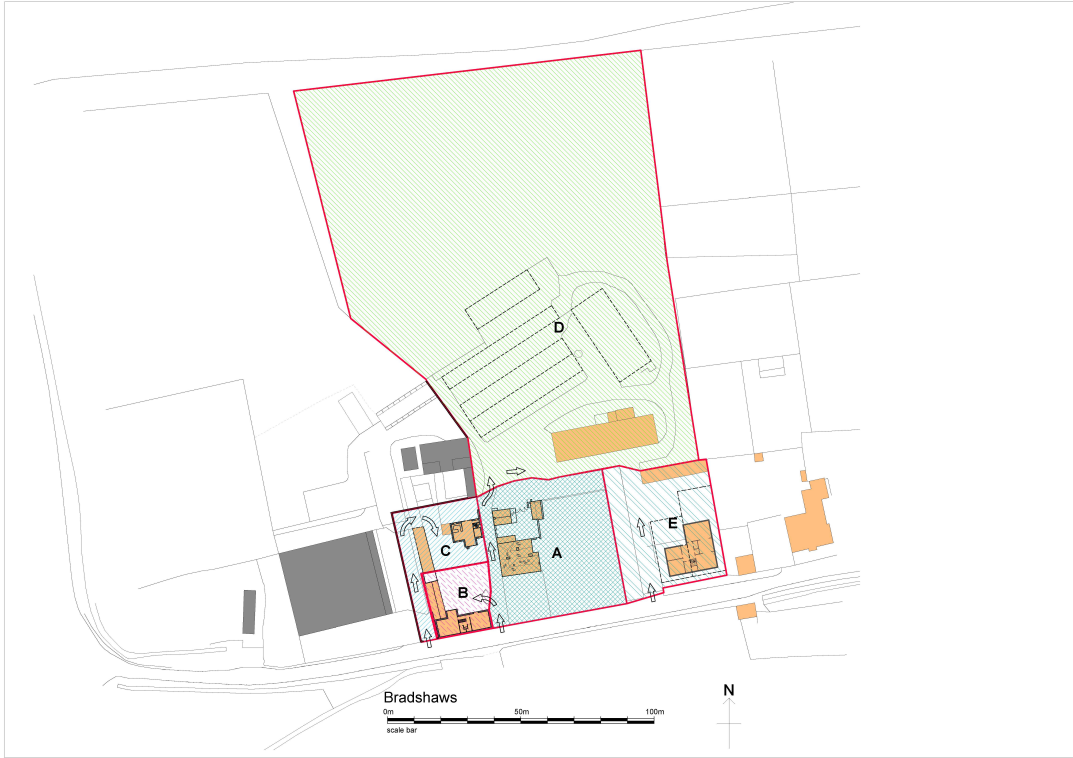
Tax Band:



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