



Artist's impression for illustration purposes only.

Bradshaws, Lot E, Kelmscott
Oxfordshire, £495,000

Waymark

Lot E, Lechlade GL7 3HD

Oxfordshire

Freehold

Very Appealing Period Stone Barns | Strong Potential for Conversion to New Dwellings | Positive Pre-App Response for Conversion | Close to Village Pub | River Thames Walks | Rural Views

Description

Plot E comprises two single storey period stone barns along with a large steel frame general purpose barn, situated within a cluster of period properties including a Georgian farmhouse.

The site is within Kelmescott Conservation Area and lies on the edge of the village.

Locally based architects have prepared an indicative scheme for a residential conversion suggesting the period barns could provide three 2 bedroom cottages together with a possible replacement dwelling in lieu of demolishing the general purpose barn, in all potentially extending to approximately 5,700 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 - supported by Pre-App advice provided by West Oxfordshire District Council noting 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).

Note: Our vendors previously sold a Cotswold barn located on their property and 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.

Please note there is an overage clause imposed by the Church Commissioners which would be triggered once the buildings have a residential 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 within close proximity of 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

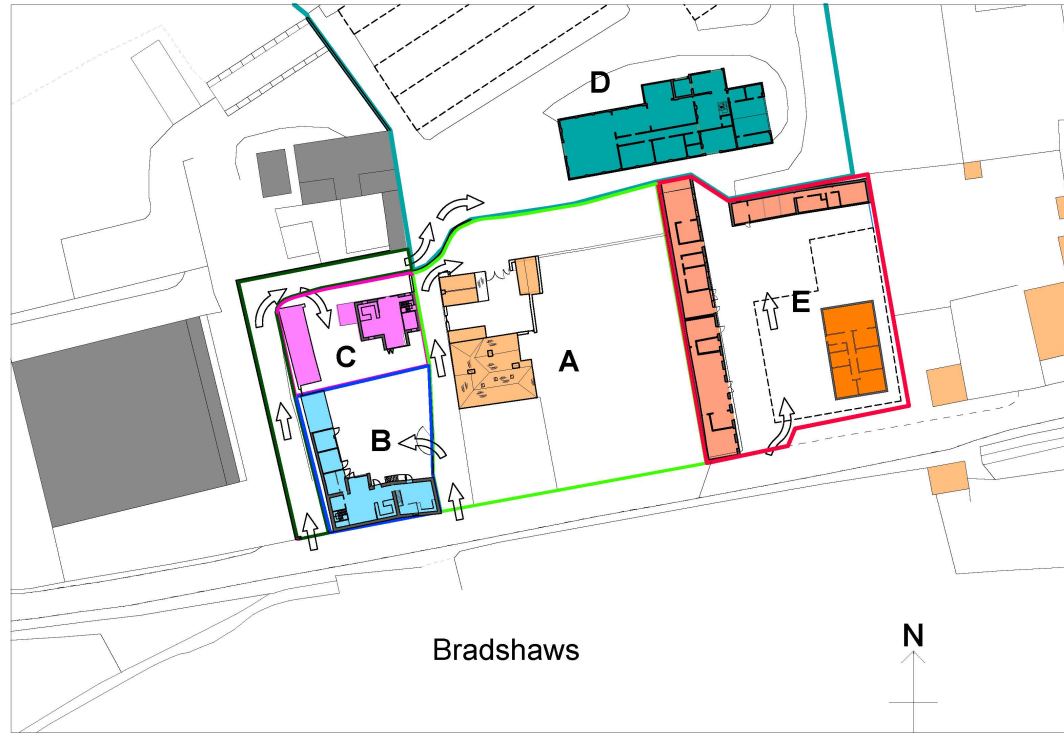
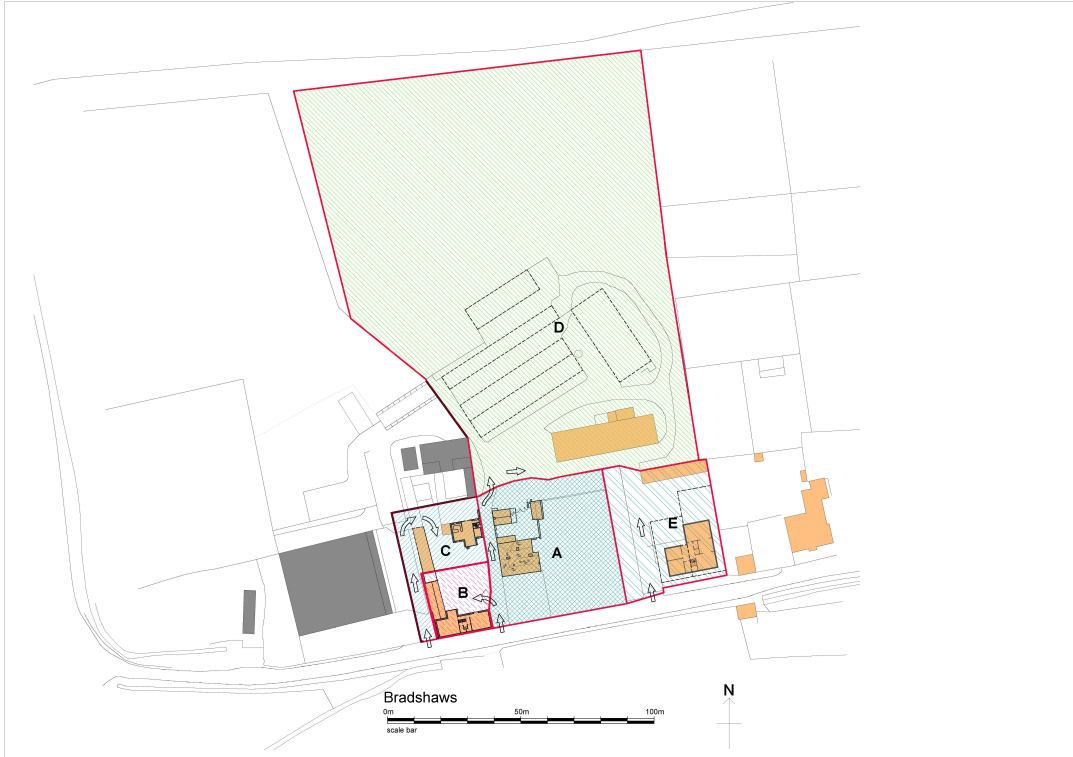
Tax Band:



Waymark
Faringdon Office

T: 01367 820070

E: faringdon@waymarkproperty.co.uk



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



Artist's impression for illustration purposes only.

