

Faringdon Office

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FOR SALE

Barn for Conversion

With Detailed Planning Approval for a 5 Bed Detached Dwelling



Cowleaze Barn, Claypit Lane, Woolstone, Faringdon SN7 7QS

A rare opportunity to secure a substantial barn conversion with full planning permission for a 5 bedroom house with attached garaging and annexe, all on a site of approximately ½ acre with far reaching views.



Chartered Surveyors | Estate Agents | Planning & Development

Offices in Faringdon and Wantage

Directors: E C Preece MRICS J L Preece MRICS H J Sutcliffe Y J Hallard



LOCATION

The property lies within the former Cowleaze Farm in the parish of Woolstone, and enjoys far reaching views up to the Uffington White Horse Hill and the Ridgeway.

Woolstone village is just over a mile away to the south with the pretty White Horse public house. Uffington is a similar distance to the east with further amenities including the primary school, post office and shop, Fox and Hounds public house and village hall.

The larger market towns of Faringdon and Wantage are 7.5 and 8.5 miles distant respectively with secondary schooling and supermarkets etc.

The well-respected independent prep schools of Pinewood and St Hugh's are within an easy travel distance and there are many independent senior schools at Abingdon and Oxford some of which have school buses collecting pupils locally.

THE SITE

The property comprises a former agricultural Dutch Barn with Lean To extension on a site of approximately 0.5 acres.

There are three neighbouring residential properties; the original farmhouse and two former agricultural barns.

A bridlepath is located directly opposite the Barn leading up towards the Ridgeway and there are several public footpaths close by.

PLANNING

Detailed planning permission was granted by the Vale of White Horse Council on the 30th June 2023 for the conversion of the barn to a substantial 5 bedroom residential dwelling with attached double garage and annexe. Ref: P22/V2812/FUL.

Click [HERE](#) for the Vale of White Horse planning portal scheduling all for the planning related reports and plans.

Approximate Floors area (gross internal):

<i>House</i>	<i>3,335 sq ft</i>
<i>Garage</i>	<i>562 sq ft</i>
<i>Annexe</i>	<i><u>659 sq ft</u></i>
<i>Total</i>	<i>4,556 sq ft</i>

The development will be subject to a **CIL payment of £32,706.91** to the Vale of White Horse Council unless the purchaser qualifies for relief as a self-builder. Buyers should satisfy themselves as to the relevant criteria for this.



UTILITIES

We understand that mains electricity and BT are available to the site. Mains water comes into Cowleaze Farm via a private supply.

Foul drainage will need to be by way of new sewage treatment plant. Storm drainage can be into the small stream to the rear of the property subject to the necessary attenuation. Designs for both schemes are conditions of the planning permission.

GUIDE PRICE

£475,000 for the freehold interest with the benefit of the detailed planning consent.

CONTACT DETAILS

Viewings by arrangement through Waymark

01367 820070 faringdon@waymarkproperty.co.uk

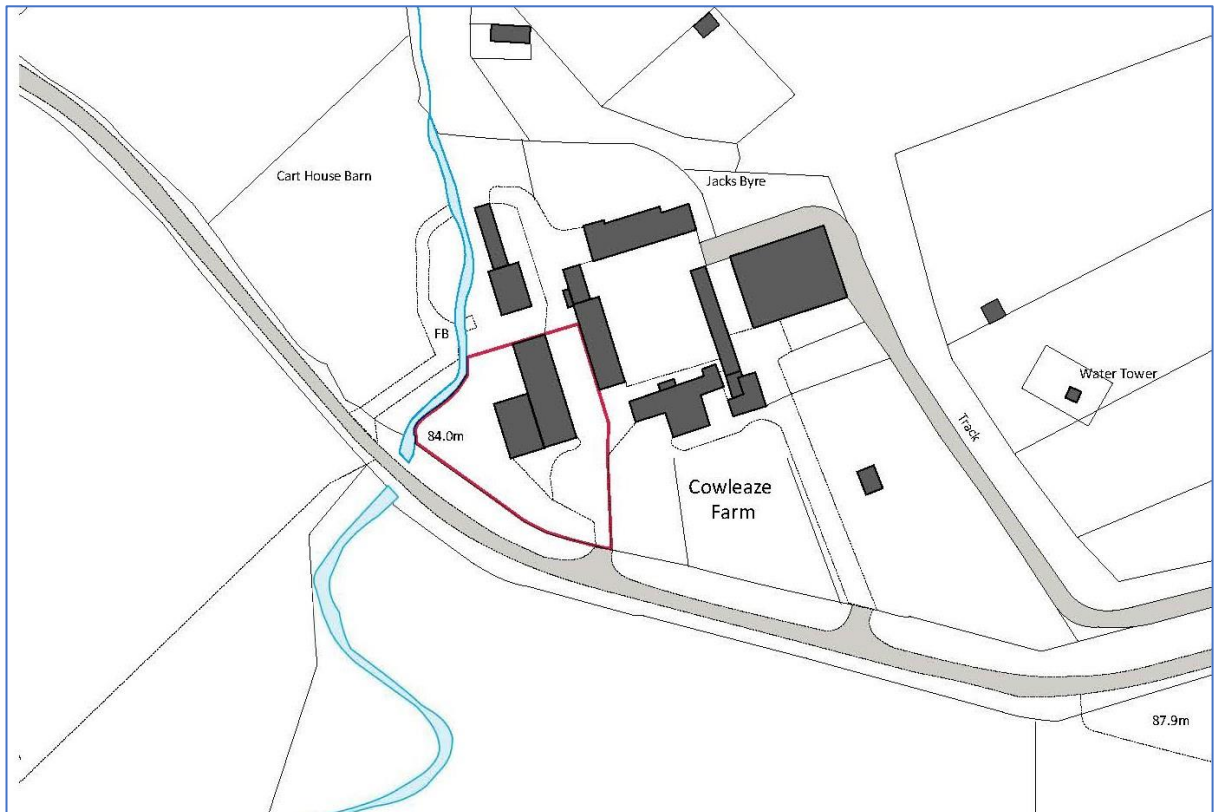
Misrepresentation Act

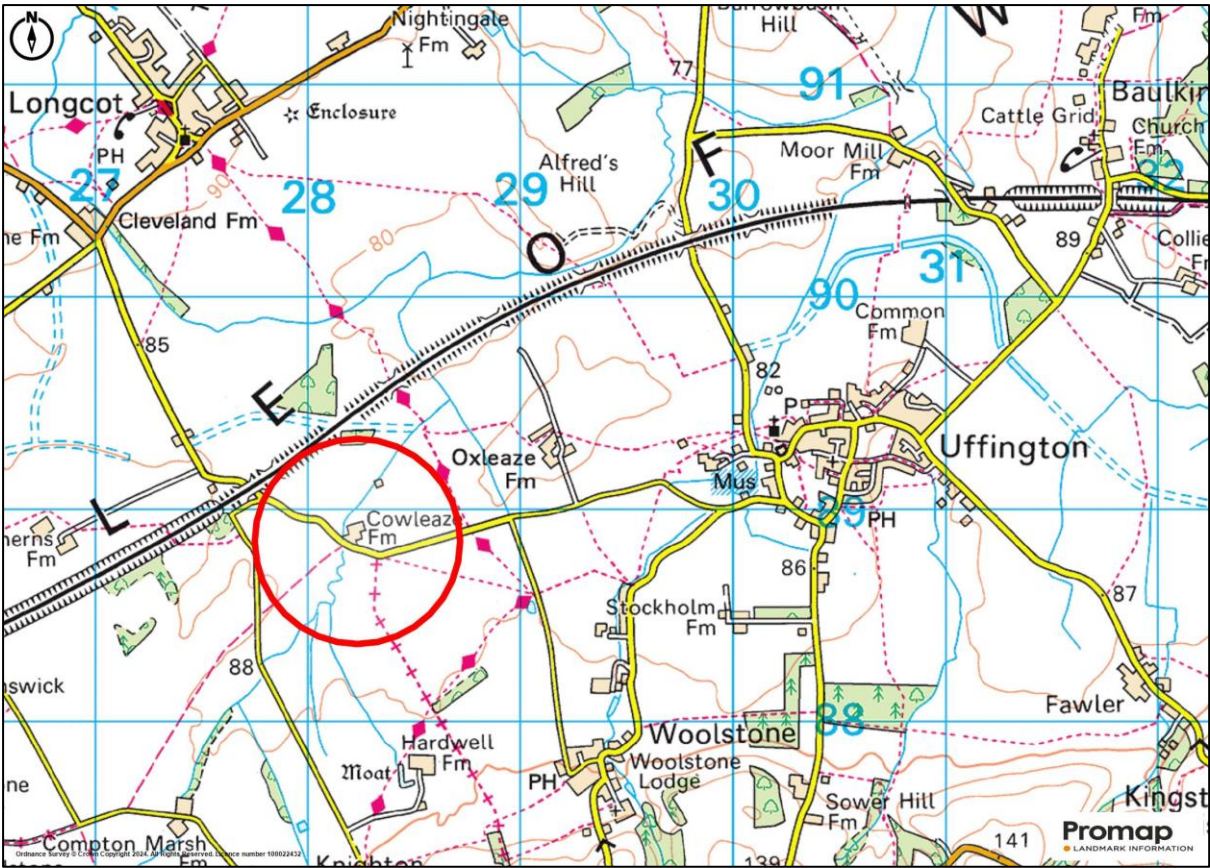
These particulars are believed to correct but accuracy cannot be guaranteed, and they are expressly excluded from any contract. Jan 2024

A handwritten signature in black ink, consisting of a stylized, cursive 'W' followed by a horizontal flourish.



View from site entrance





Handwritten signature or mark.



PROPOSED GROUND FLOOR

EXISTING REAR BARN
TO BE
CONVERTED TO
NEW GARAGE
AND ANNEXE



Bluestone Planning

13 THE BLACK BARN
MANOR FARM
MANOR ROAD
WANTAGE
OXON
OX12 8NE

T: 01235 766 825
E: info@bluestoneplanning.co.uk
W: www.bluestoneplanning.co.uk

CLIENT
Mr J Mal hews

PROJECT
COWLEAZE FARM - BARN CONVERSION

DRAWN BY
SEB |

ISSUE DATE
OCT 22

DESCRIPTION
PROPOSED GROUND FLOOR PLAN

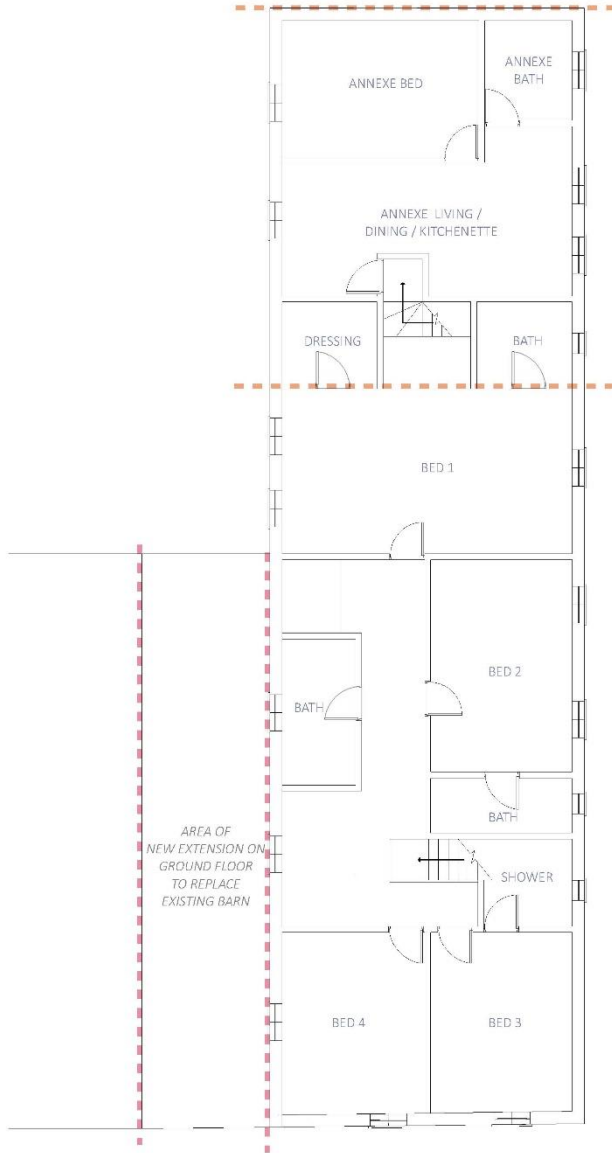
DWG NO. 404/0621/JF_102.3 REV B

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SCALE BARS 1:100 PAPER SIZE: A3
0 2m 4m





PROPOSED FIRST FLOOR



Bluestone Planning

13 THE BLACK BARN
 MANOR FARM
 MANOR ROAD
 WANTAGE
 OXON
 OX12 8NE

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CLIENT
 Mr J Mal hews

PROJECT
 COWLEAZE FARM - BARN CONVERSION

DRAWN BY
 SEB | AB

ISSUE DATE
 JUNE 23

DESCRIPTION
 PROPOSED FIRST FLOOR PLAN

DWG NO.	REV
404/0621/JF_102.4	D

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