



Artist's impression for illustration purposes only.

Bradshaws, Lot B, Kelmscott  
Oxfordshire, £295,000

Waymark

# Lot B, Lechlade GL7 3HD

Oxfordshire

Freehold

**Beautiful Period Stone Barn | Strong Potential for Conversion to a New Dwelling | Positive Pre-App Response for Conversion | Far Reaching Views Over Open Countryside | Close to Village Pub | River Thames Walks | Grade II Listed**

## Description

Plot B is a period Cotswold stone barn situated within a small courtyard comprising a Georgian former farmhouse and a further Cotswold barn.

It's Grade II Listing describes it as being a late C17th original 3 bay barn with cart entrance.

Locally based architects have prepared an indicative scheme for a residential conversion suggesting it could provide a 3 bedroom house with attached annexe which together with additional single storey attached barns could extend to over 3,250 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-App advice provided by West Oxfordshire District Council. (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. 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 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.

## Location

Kelmscott is a sought after village which lies on the banks of 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 Kelmscott Manor.

Nearby, less than 3 miles to the west, is the sallow 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.

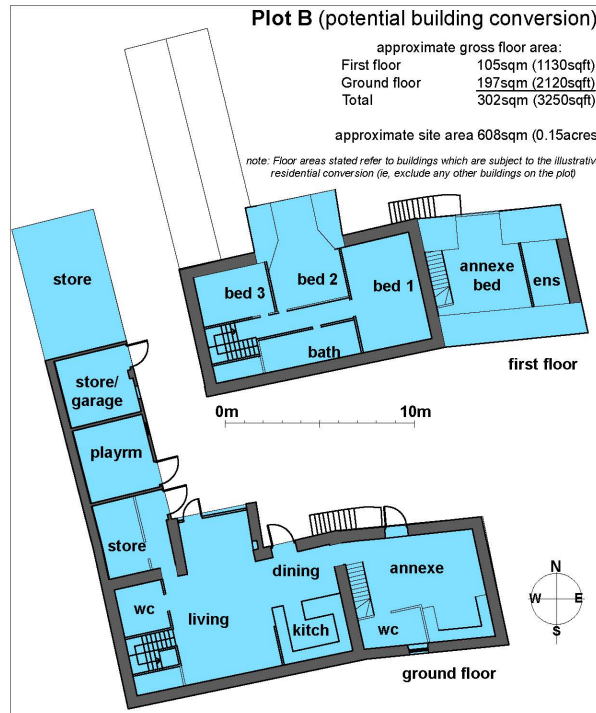
There are good road links to Oxford and Cheltenham, both via the A40, while Cirencester is only a few miles to the West. There are more local facilities and secondary schools available in the nearby market towns of Faringdon (6 miles) and Burford. Major rail links to London and the west are available 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.



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