

FOR SALE

Barns for Conversion

With Detailed Planning Approval for 6 Dwellings



Oxleaze Farm Barns, Claypit Lane, Woolstone, Faringdon SN7 7QS

An exciting opportunity to create 6 new dwellings within an attractive rural setting close to Uffington village and its associated amenities.



LOCATION

Oxleaze Farm is located in the parish of Woolstone with the village just under 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 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 site comprises agricultural steel frame barns and form part of the wider Oxleaze Farm complex of four existing dwellings - including the original farmhouse, cottage and an existing barn conversion - to the southern side and a livery barn to the northern side.

The extent of the site for sale is approximately 1.26 acres.

UTILITIES

We understand that mains water, electricity and BT are available to the site.

Foul drainage will need to be by way of a new sewage treatment plant. Storm drainage outflow can be into established ditches either side of the site. Designs for both schemes are conditions of the planning permission.

PLANNING

Detailed planning permission was granted by the Vale of White Horse Planning Authority on the 12th January 2024 for the conversion of three barns into 6 new dwellings. Ref: P23/V1728/FUL.

Click [Planning Application P23/V1728/FUL \(whitehorsedc.gov.uk\)](https://whitehorsedc.gov.uk) for the Vale of White Horse planning portal for all for the planning related reports and drawings.

NOTE: CIL does not apply and there is no S.106 agreement

ACCOMMODATION

<i>Barn A</i>	<i>Unit 6 - Detached single storey dwelling. Barn conversion with some new build</i>
<i>Barn B</i>	<i>Units 1,2,& 3 – Row of two-storey dwellings. Barn conversion</i>
<i>Barn C</i>	<i>To be demolished</i>
<i>Barn D</i>	<i>Units 4 & 5 - A pair of single-story dwellings. Barn conversion</i>



Proposed Approximate Floors area (gross internal):

Unit 01 = 193.29m² 2,081 sq ft

Unit 02 = 195.68m² 2,106 sq ft

Unit 03 = 182.78m² 1,967 sq ft

Unit 04 = 170.92m² 1,840 sq ft

Unit 05 = 173.05m² 1,863 sq ft

Unit 06 = 173.20m² 1,864 sq ft

TOTAL 1,089 m² 11,721 sq ft

GUIDE PRICE

£895,000 for the freehold interest with the benefit of the detailed planning consent.

CONTACT DETAILS

Viewings by arrangement only.

Contact Ed Preece: 07880 728188

ep@waymarkproperty.co.uk

NOTE: The Postcode covers a wide area so please refer to the location plan below. Oxleaze Farm is located on the left as you drive towards Uffington on the road from Longcot.

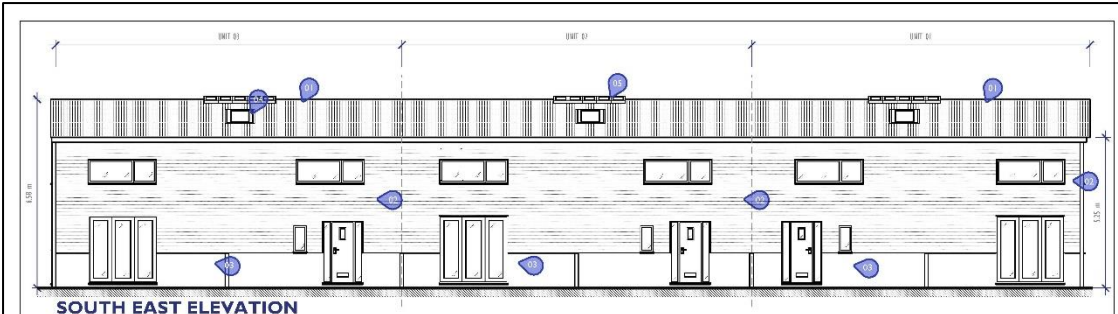
Misrepresentation Act

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





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SOUTH EAST ELEVATION

- 01. Standing Seam Roof Sheeting
- 02. Timber Cladding
- 03. Self Coloured Render
- 04. Roof Light (to be operable for ventilation)
- 05. Ridge Light (to be operable for ventilation)
- 06. Window to be obscure glazed



NORTH EAST ELEVATION

0 1 2 3 4
SCALE 1:100

REVISIONS

NO.	DESCRIPTION
1	REVISED
2	REVISED
3	REVISED

CADENCE PLANNING LTD
 1100 @ A3
 OXLEAZE FARM, CLAYTRIT LANE

B 13

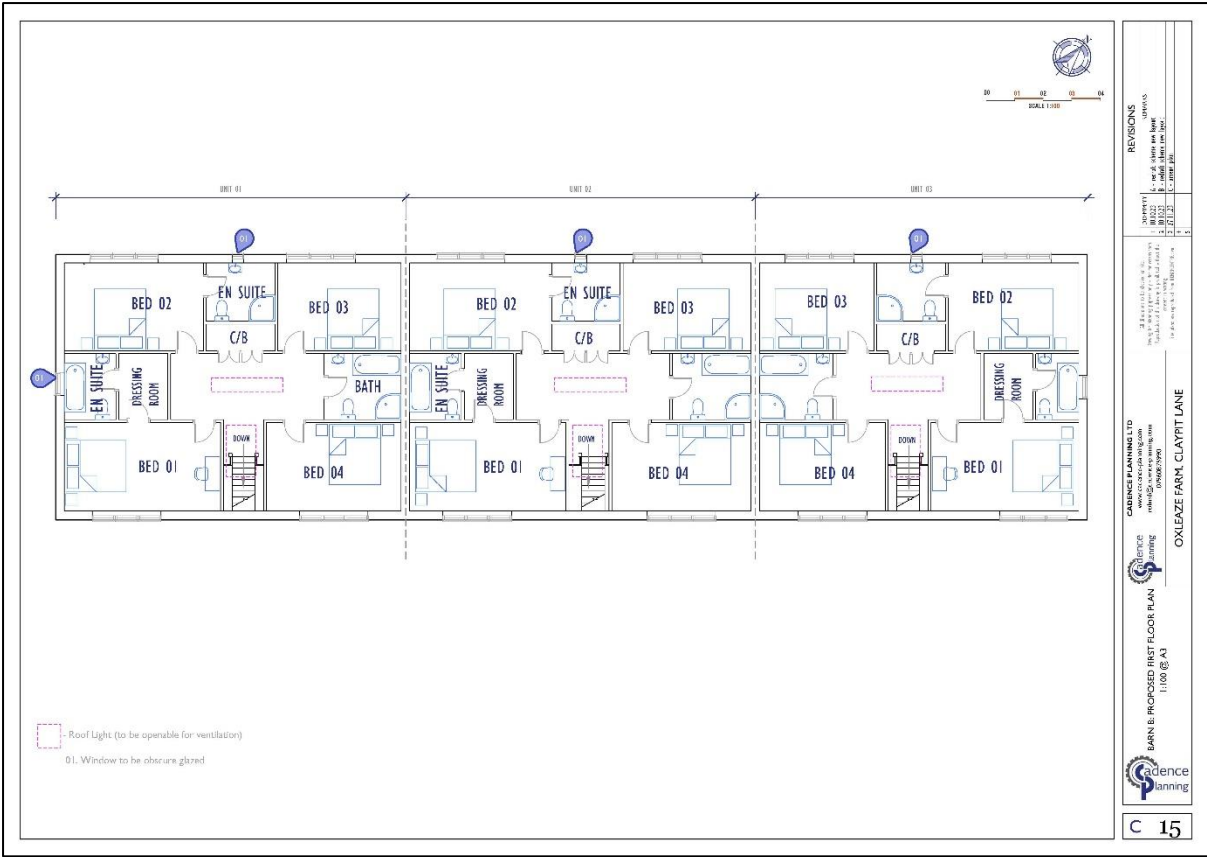


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 OXLEAZE FARM, CLAYTRIT LANE

B 14



REVISIONS

NO.	DESCRIPTION
1	As per A plan no later
2	As per B plan no later
3	As per C plan no later
4	As per D plan no later

CADENCE PLANNING LTD
 01527 27979
 info@cadenceplanning.com
 090007979

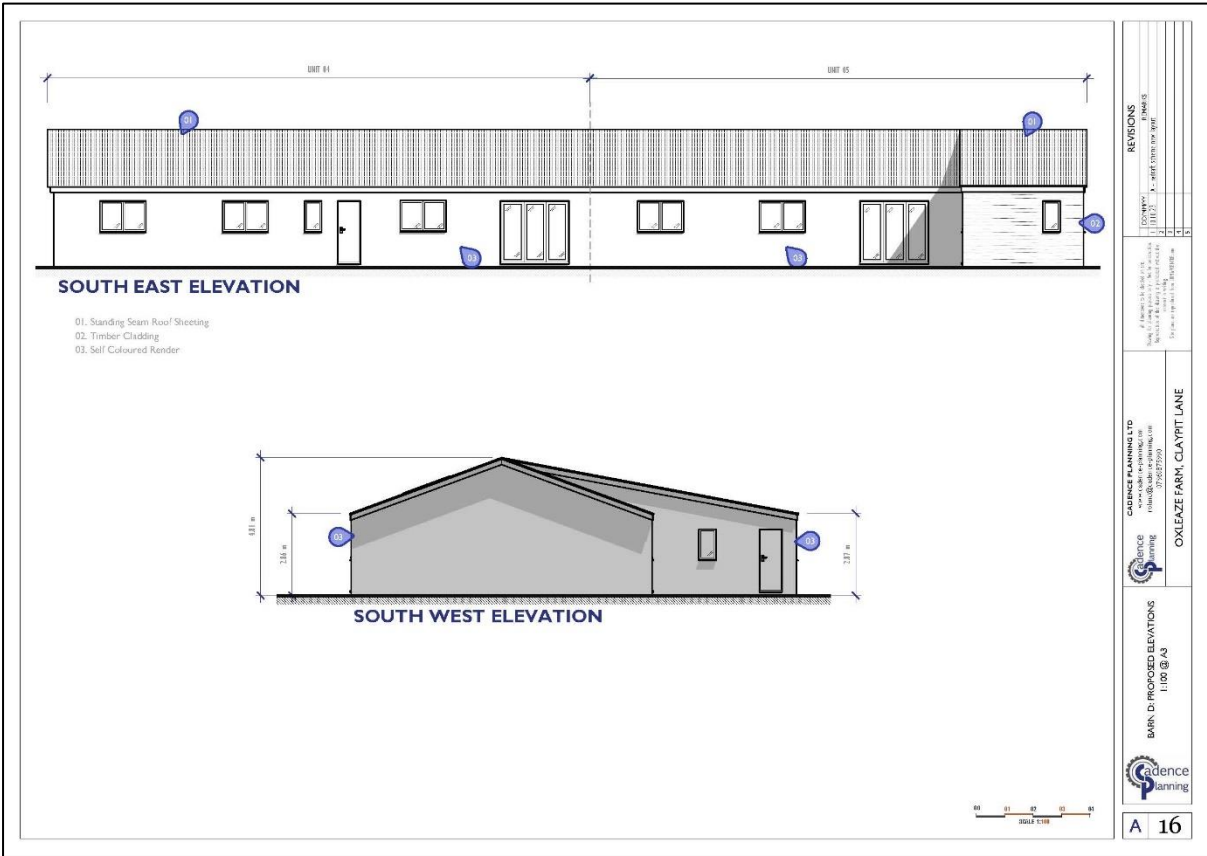
BARN B, PROPOSED FIRST FLOOR PLAN
 1:100 @ A3

OXLEAZE FARM, CLAYPIT LANE

cadence
 planning

C 15

Barn D



REVISIONS

NO.	DESCRIPTION
1	As per A plan no later
2	As per B plan no later
3	As per C plan no later
4	As per D plan no later

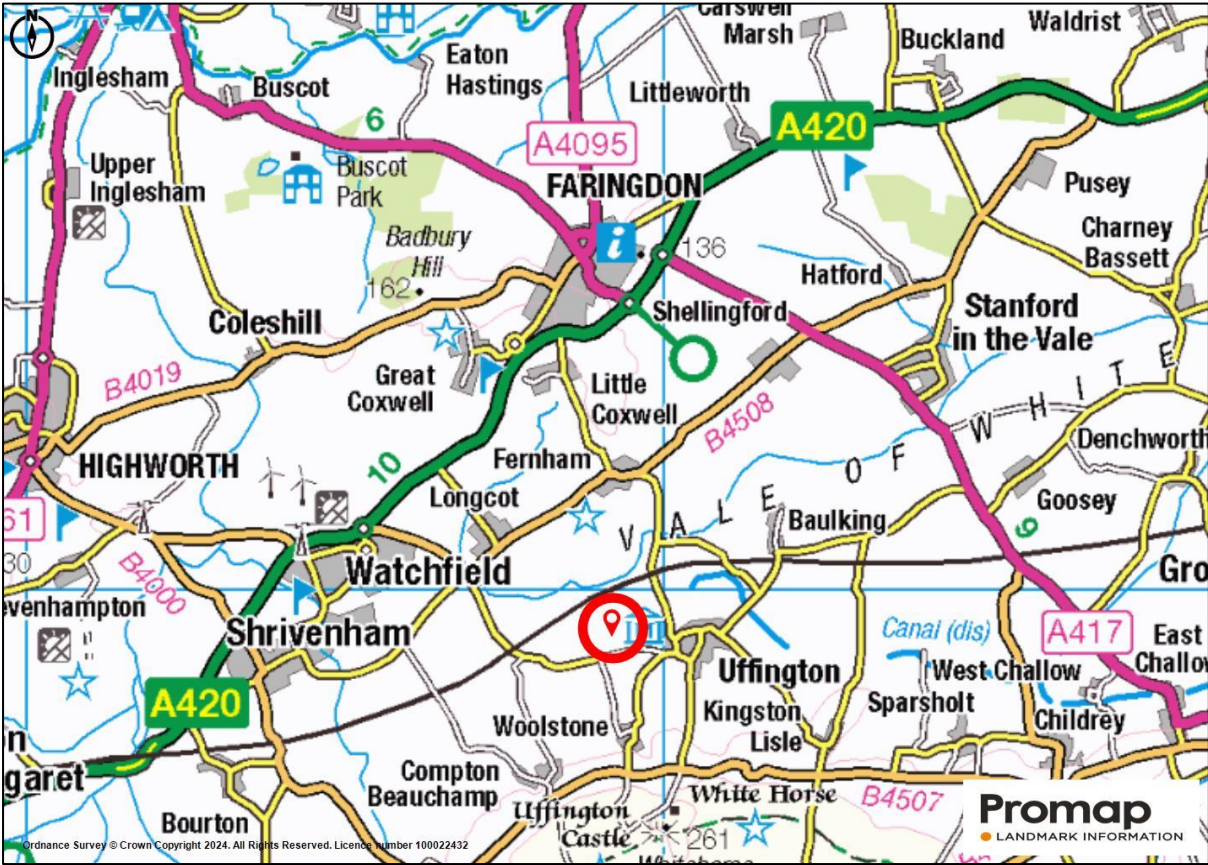
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BARN D, PROPOSED ELEVATIONS
 1:100 @ A3

OXLEAZE FARM, CLAYPIT LANE

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A 16



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