

2 North Elevation
Scale: 1:100



1 South Elevation
Scale: 1:100



BARN AT CAMOYS COURT FARM

Clifton Hampden Road, Chiselhampton, Oxfordshire OX44 7UZ



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A secluded barn with prior approval for change of use of the existing building to form an architecturally designed 4/5 bedroom home. Planning permission for operational development granted with services connected and contamination condition discharged.

Oxford 8 miles | Abingdon 9 miles | Thame 9.5 miles
A4074 2.5 miles | A34 9 miles | M40 (J7) 5.5 miles
Didcot Station 9 miles (London Pad 45 mins)
London Oxford Airport (Kidlington) 15 miles

For sale by Private Treaty

About 0.27 hectares (0.67 acres) in total



Location

The Barn is well located in South Oxfordshire being just outside the sought after village of Chiselhampton. The village is 8 miles from Oxford, 9 miles from Didcot (London Paddington (45 mins), 9 miles from Abingdon (A34) and 5.5 miles from Milton Common (J7 M40). To the south west of the village the Barn is located in a very popular rural yet accessible area to the south east of Oxford.

Description

An excellent opportunity in close proximity to Oxford and the M40 the Barn has Prior Approval for change of use granted via application P14/S3706/PSH.

Situated in a secluded location the Barn lies adjacent to other residential property forming part of a private development. Currently extending to in excess of 3,700 sq.ft once change of use has been completed the Barn will be just under 4,200 sq.ft to include a mezzanine area.

The adjacent barn to the east is currently being converted to an architecturally designed 5 bedroom home whilst the adjacent barn to the west is used for ancillary storage in conjunction with the main house. The longer term plan is for this to become residential also.

Planning

Purchasers will note on the original prior notification no allowance is made for operational development and demolition associated with the change of use. Under application P16/S2118/FUL planning permission has been granted for operational development and demolition associated with the prior notification permission P15/S3706/PSH.

Further works have subsequently been undertaken to discharge Condition 3 of the prior notification being contamination. This is documented under application P17/S0725/DIS. Purchasers should also note that all other conditions remain in full force until discharged.

GENERAL

Method of Sale

The property is available by private treaty.

Tenure and Possession

Vacant possession will be provided on completion.

Services

Metered mains water and three phase electricity are available on site as well as a BT junction box. Private drainage is intended to a largester system located within the plot.

Access

A right of way for all purposes connected to the permitted use of the site will be granted over the land coloured brown on the attached plan on completion.

Restrictive Covenant

The property is sold subject to a restrictive covenant for the benefit of the main house and the remaining property that the property cannot be used for any other use than for one single storey residential dwelling to be built in accordance with the Prior Approval Notice and subsequent detailed Planning Permission.

Viewing

Viewings are strictly by appointment please contact the agents on 01235 862888. We would ask you to be as vigilant as possible when making your inspection for your own safety.

Wayleaves, Easements & Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Local Authority

South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, OX14 4SB
Tel: 01993 861 000 www.westoxon.gov.uk

Oxfordshire County Council, County Hall, New Road, Oxford, OX1 1ND

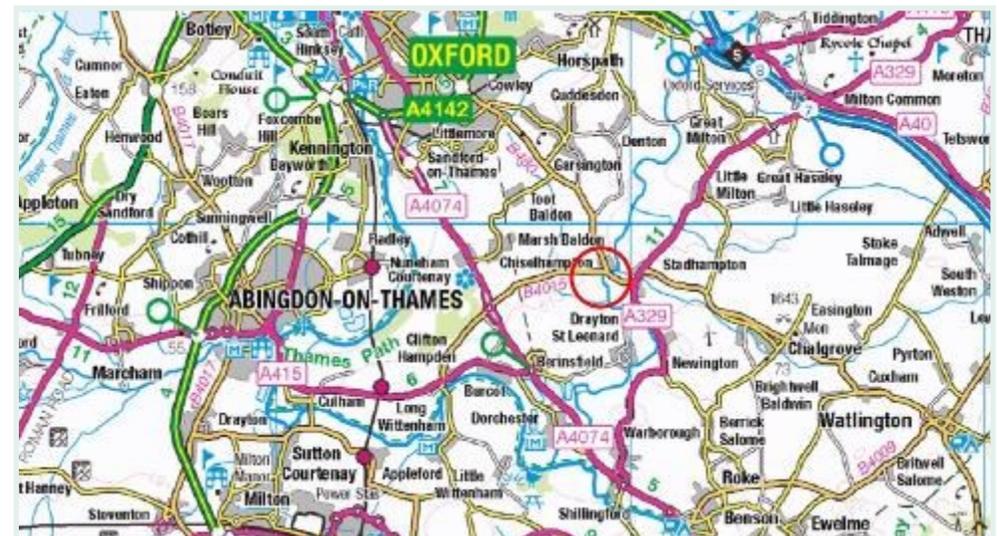
Tel: 01865 792422 www.oxfordshire.gov.uk

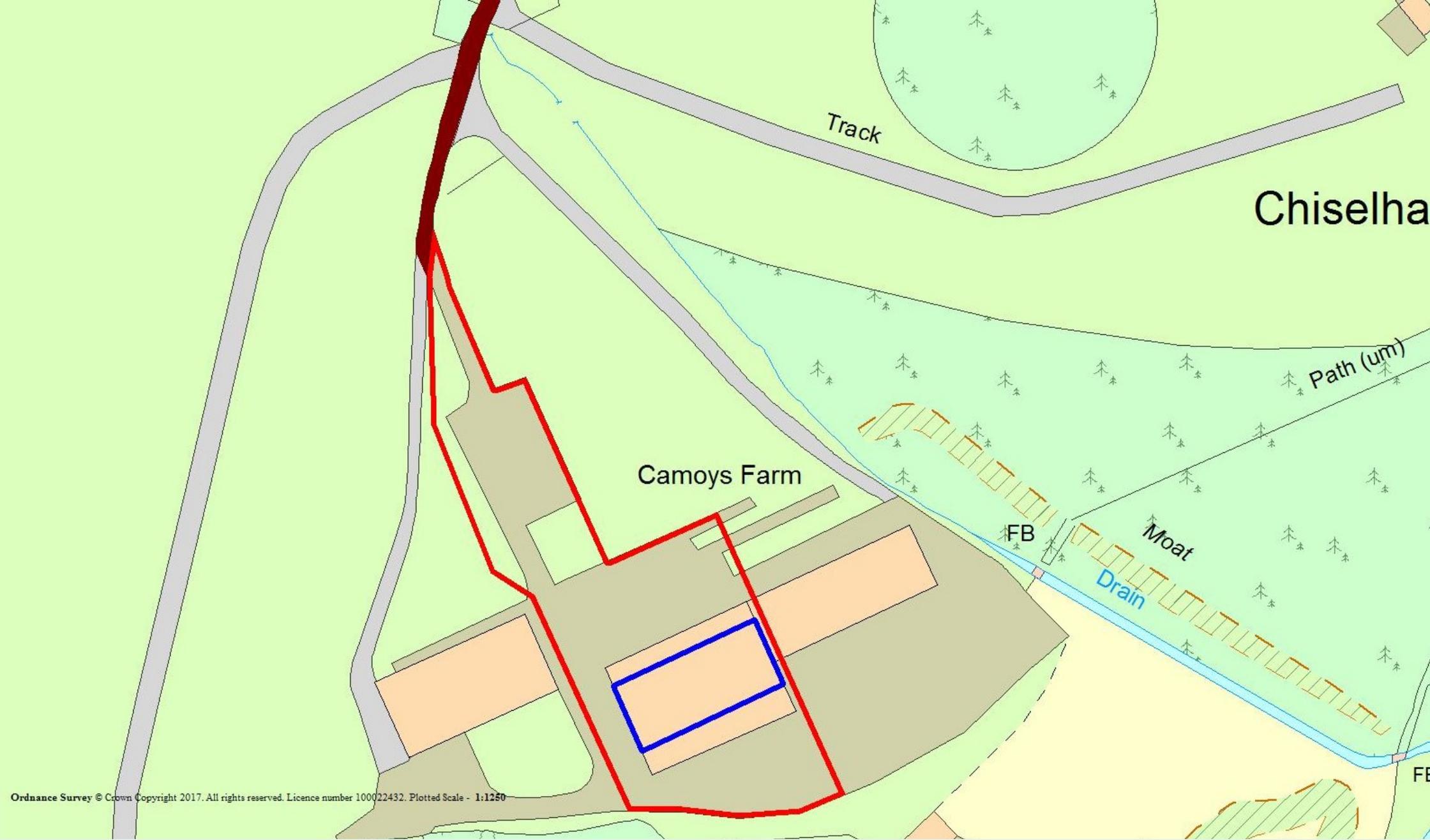
Plans

Plans included within these particulars are based on the Ordnance Survey Maps reproduced from Promap and are for reference and information purposes only. All measurements and distances are approximate.

For further information please contact

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