

# BARN CONVERSION

Broughton Poggs, Filkins GL7 3JH



MOORE ALLEN  
& INNOCENT

# BARN CONVERSION

BROUGHTON POGGS, FILKINS, GLOUCESTERSHIRE GL7 3JH

Detached Dutch Barn with permitted development to create a substantial barn conversion set within approximately 2.74 acres. **Guide Price £550,000**

Option to purchase an additional approximately 5.58 acres of adjoining land. **Guide Price £150,000**

FOR SALE BY PRIVATE TREATY

## DESCRIPTION

The property offers a unique opportunity to purchase a former general purpose farm building with permitted development to convert into a substantial two bedroom dwelling house, with covered parking.

The barn enjoys a private setting and although rurally based, is very accessible to the nearby towns of Lechlade and Burford and commuter networks to Oxford, Bristol and London. To the rear of the barn there are uninterrupted views of the beautiful Cotswold countryside looking over open agricultural land.

There is an opportunity to purchase an additional approximately 5.58 acres of land adjoining the main property to the east. The land consists of approximately 0.84 acres of mature woodland and 4.74 acres of field. The field is currently sown to wild bird cover, which will be relocated prior to completion.

## PLANNING

The property has the benefit of Permitted Development for the conversion of the detached general purpose agricultural building to create a two bedroom dwelling and parking area in accordance with application number

24/02063/PN56 by West Oxfordshire District Council.

A copy of the decision notice is available from the Agents on request. The purchaser(s) should satisfy themselves that they can comply with the conditions set out in the prior approval notice.

## TENURE & POSSESSION

The property is freehold and is offered for sale with vacant possession on completion.

## SERVICES

There are currently no services connected to the property. We are advised mains electricity, and a water supply are available nearby. An indicative quote for the mains electricity connection is available from the Agents. Costs for a water connection has been sought from Thames Water, with details available on request from the Agents.

The vendor will seek to permit the necessary easements for the connection of electricity and water where required.

## METHOD OF SALE

The property is offered for sale, initially by Private Treaty. We reserve the right to conclude the sale by any other method at our discretion.

## OUTGOINGS

There are no known outgoing associated with the property.

## LOCAL PLANNING AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire, OX28 1NB. Tel. 01993 200 012.

## ACCESS

Access will be granted to both Lots via a right of access over the existing track, which will be retained by the Seller.

## SELLERS' SOLICITOR

Loxley Solicitors, Langford Mill, Charfield Road, Wotton-Under-Edge, GL12 8RL. Tel 01453 700620.

## VIEWING

Please contact the Cirencester Office to discuss viewing requirements.

## RIGHTS OF WAY

A right of way will be granted over the existing farm access hatched in brown as shown on the accompanying site plan

## BOUNDARIES

The boundaries are currently unfenced, it will be the buyer's responsibility to fence these boundaries, within three months of completion.

## MONEY LAUNDERING REGULATIONS

Prospective purchasers should be aware that in the event they are successful, they will be required to provide us with the documents in relation to Money Laundering Regulations.

## DIRECTIONS

From Lechlade take the A361 North towards Burford. After 2 miles, take the left-hand turn signposted for Southrop and Eastleach. The Property will be found on the right-hand side after a quarter of a mile.

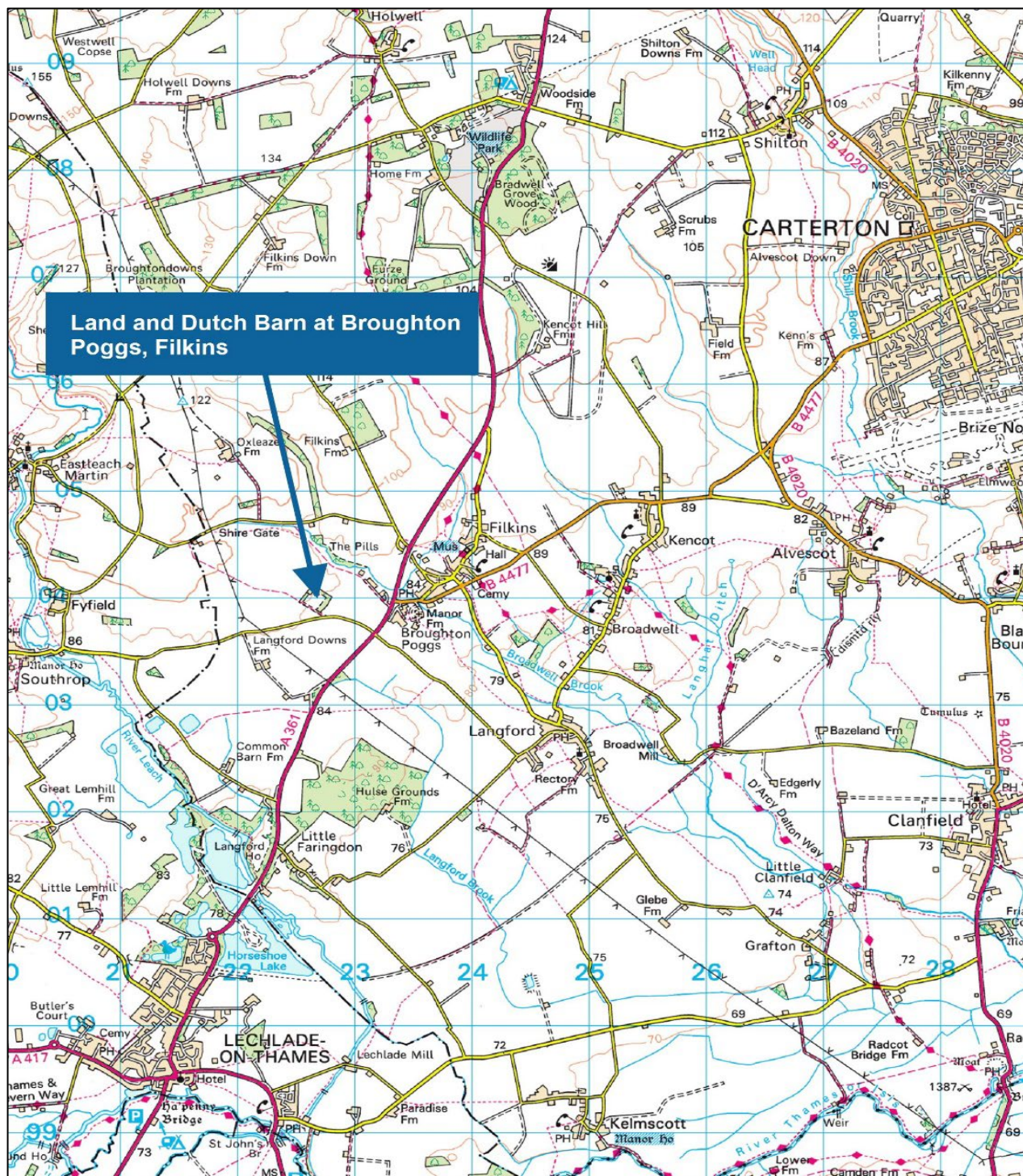
From Burford take the A361 South towards Lechlade. After 5.5 miles, take the right-hand turn signposted for Southrop and Eastleach. The Property will be found on the right-hand side after a quarter of a mile.

**What3Words: ///gains.windmill.hence**

## IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale.

These sale particulars have been prepared to provide a general description of the property. All plans are for identification purposes only and are not to scale. Services stated are assumed to be connected, unless stated otherwise. We would advise that legal advice should be sought before committing to any purchase.



### Broughton Poggs

SCALE : 1 : 2500 @ A4

DATE : 20/11/2024



MAP FILENAME : Ownership Boundary

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