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Tayler & Fletcher



LOT 1 - THE BARN
Green End, Chadlington

Online Auction Sale on Wednesday 23rd June 2021

**LOT 1 - The Barn
Green End
Chadlington
Oxfordshire
OX7 3NQ**

**A DETACHED PERIOD STONE BARN WITH
CONSENT TO CONVERT TO A DWELLING IN A
DELIGHTFUL RURAL LOCATION ON THE EDGE
OF THIS POPULAR VILLAGE. FOR SALE BY
ONLINE AUCTION.**

- Detached Period stone Barn
- Consent to convert to dwelling
- Potential Gardens and Orchard.
- In all about 1.86 acres
- Delightful setting
- Permission for 3 bed dwelling
- Additional Paddock 1.86 acres available as separate lot

For auction Guide Price £550,000

VIEWING Strictly by prior appointment through

Tayler & Fletcher

Tel: 01608 644 344

FOR SALE BY ONLINE AUCTION

To be offered for sale by Online Auction on Wednesday 23rd June 2021, when bidding will be open from 12.30pm and close at 6pm, unless sold prior. For Full Details and to register to bid online visit www.taylerandfletcher.co.uk and search via the Commercial, Residential or Rural Property tabs then go to Property Auction and follow the link.

CHADLINGTON

Is a pleasant and popular Oxfordshire Cotswold Village set in the Evenlode Valley, in the Cotswold Area of Outstanding Natural Beauty. Situated between Chipping Norton (4 miles) and Burford (9 miles), Witney is about 9 miles away, with Oxford only 16 miles and Charlbury main line station (Paddington approximately 1 hour and 15 minutes) lies only 3

miles to the South. The M40 is available at Banbury (about 16 miles). The village itself has a General Store and Delicatessen, Family Butcher, Cafe and Convenience Store, Church and Primary School. Secondary education is available in Chipping Norton and there is a regular bus service to surrounding centres.

THE PROPERTY

Chadlington is a large village but spread over a number of smaller hamlets or "ends", Green End being set at the south western edge of the village. The Barn is a wholly detached period stone barn set in its own grounds totalling about 1.86 acres which now has planning permission to convert to a large 3 bedroom individual dwelling with Accommodation over two floors. It has the potential to create a truly delightful rural dwelling with peaceful views towards the village. In addition there is a separate pasture Paddock, also of about 1.86 acres



and set on the opposite side of the road. It is available as a separate lot, and is marked as "Lot 2" by a sign on the gateway.

Directions

From Chipping Norton, take the A361 Burford Road before taking a left turn signposted to Chadlington. Continue to the village of Chadlington, and at the T junction turn right onto Bull Hill. Continue ahead out to the edge of the village where the property will be found on the left hand side as identified by a Tayler and Fletcher 'For Sale' board. NB The entrance gateway to the site is a few metres along the lane which turns off to the left just past the board.

The Barn

This detached period stone barn has been in the ownership of the Vendors' family for many years, and is thought to have originally been part of the local Sarsden Estate. It has more recently used for general storage but in 2020 the vendors obtained consent to convert the property into a delightful country home, and following the end of a tenancy of the adjacent former Orchard, the opportunity has been taken to offer both for sale, as a whole, with full vacant possession.



Planning Consent no 20/00738/FUL

West Oxfordshire District Council granted permission on 15th June 2020 for "Conversion of Barn to Dwelling and associated works" in accordance with a scheme drawn up by James Mackintosh, Architect, of Chipping Norton. This is a Full consent granted subject to a number of conditions set out in the Consent document. Extracts from the approved Plans are attached for information and the full Document can be downloaded from West Oxfordshire District Council's Planning database at www.westoxondc.gov.uk/planning

The Proposed Dwelling

The building is a simple rectangle measuring about 16.35m (53' 8") x 5.60m (18' 4") and the height allows accommodation to be created on two floors, the First Floor being partly under roofslopes. The building has double full height wooden doors facing to the south east, and the design allows for the re-opening of several former openings to create well lit living spaces. The building is set privately in its own grounds, and in addition the adjacent former Orchard, which adjoins the Barn to the northwest and northeast, creates a delightful edge of village setting.

GENERAL INFORMATION



Local Authority

West Oxfordshire District Council, Woodgreen, Witney, Oxon OX28 1NB T: 01993 861000 www.westoxon.gov.uk

Planning

The local Planning Authority is West Oxfordshire District Council and the consent for conversion of the barn and its curtilage to a single dwelling (now Class E) is contained within the Planning Permission no 20/00738/FUL as referred to above. The building is not thought to be Listed, and it is not thought to be in the village Conservation Area, but the location is within the Cotswold Area of Outstanding Natural Beauty (AONB). Interested parties should study the full Planning permission and the various conditions including landscaping and other Environmental matters as detailed in the various associated reports.

Services

Although mains electricity has apparently been connected in the past, no services are currently connected to the property.

Outgoings

The property is not thought to be subject to any outgoing at present.

Basic Farm Payments

We understand that no Entitlements are available to pass to the purchaser,

Energy Performance Certificate

The building is considered to be exempt

TENURE & POSSESSION

Freehold with Vacant Possession upon completion of the purchase.

VIEWING

Strictly by prior appointment via our Chipping Norton Office. T: 01608 644344

VENDOR'S SOLICITOR

Kendall & Davies, Station Road, Bourton-on-the-Water, Gloucestershire GL54 2AA (Mr Robert Draper) E: robert.draper@kendallanddaves.co.uk T: 01451 820277

MONEY LAUNDERING

The successful purchaser will be required to provide proof of identity to satisfy the Money Laundering Regulations. This will need to be a proof of address (utility bill no older than three months or council tax bill for the current period) and photographic ID (driving licence or passport).

ADMINISTRATION FEE

The successful purchaser will be liable for an administration charge of £450 plus VAT, payable to Tayler & Fletcher.

ONLINE BIDDING - POST UNCONDITIONAL ONLINE AUCTION PROCEDURE

If you are the successful bidder you will be legally obliged to buy the property for the full purchase price. At the end of the auction you will be charged a £5,100 holding deposit (which will be taken from the registered bank card) and exchange of contracts takes place. The holding deposit contributes towards the purchase price. By placing a bid you are authorising the auctioneer to sign the contract on your behalf. Tayler & Fletcher will charge the successful buyer an administration fee of £450 plus VAT (as described above)

Tayler & Fletcher will contact you after the auction with confirmation of how much outstanding deposit (usually 10% of the total) and fees are owed for the lot. You will be required to pay any outstanding amounts immediately after this confirmation, which must be paid by bank transfer.

COMPLETION

Completion will be fixed for 28 days after the Auction date (Wednesday 21st July) but completion will be possible earlier by mutual agreement, if required.



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50 m
Scale 1:1250 (at A4)



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