

EXCITING DEVELOPMENT OPPORTUNITY

WORSHAM WATERWORKS WORKSHOP, WITNEY, OXFORDSHIRE, OX29 0RX



MARTYN COX
— & COMPANY —

A ONCE IN A LIFETIME OPPORTUNITY TO ACQUIRE THIS UNIQUE FORMER WORKSHOP WITH CONSENT TO CONVERT TO A SINGLE RESIDENTIAL DWELLING.

FOR MORE INFORMATION PLEASE CONTACT:

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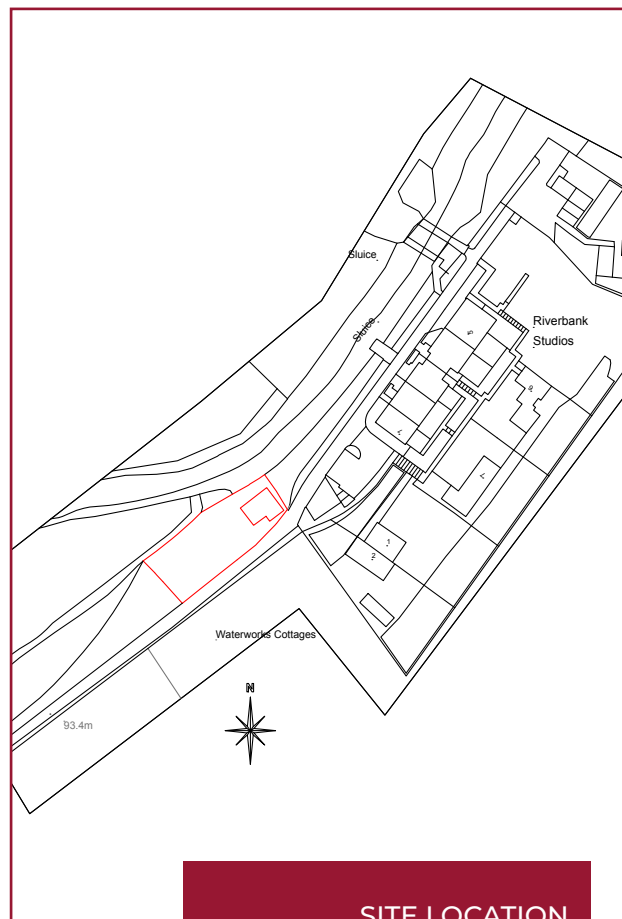


DEVELOPMENT OPPORTUNITY

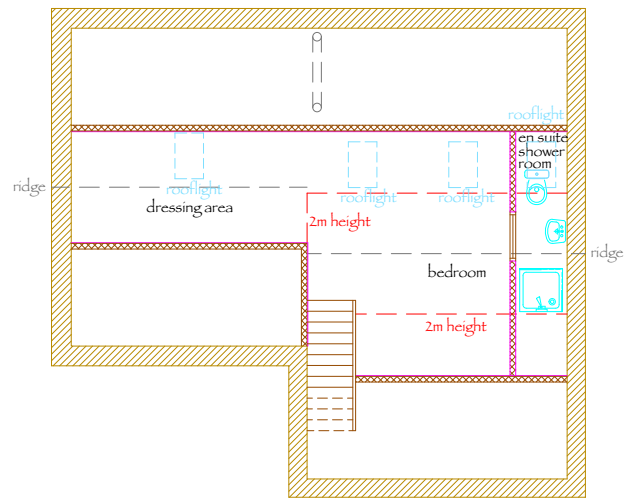
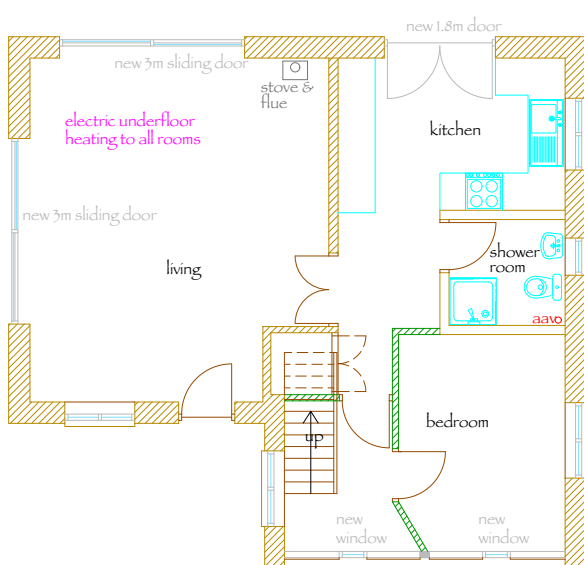
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Please contact the agent to access the online Data Room for detailed information on boundaries, conditions etc. This brochure is for guidance and general information only.

Worsham Waterworks Workshop has consent to convert to a single residential dwelling under WODC planning reference 23/00365/FUL. The property will have a master suite on the first floor with dressing room and shower room, a second bedroom on the ground floor, along with a kitchen, sitting room, and separate shower room. The property is built of coursed natural stone, under a tiled roof and benefits from parking for several cars along with a good size garden. This beautiful location sits aside the River Windrush, but thanks to the elevated nature of this bank, is classified as a Flood Zone 1 in the most recent Environment Agency report. A real one off, and one not to be missed. This property sits within a private development where the residents have opted for seclusion and privacy. Please help us respect this by viewing within the designated viewing slots only. Thank you very much, we all appreciate your cooperation in this respect.



SITE LOCATION



PROPOSED FLOOR PLANS

All documents relating to the application & approval are available to view in the online Data Room. Please contact the selling agent for your personal access link.

PLANNING APPLICATION

- Reference 23/00365/FUL
- Submitted 9th February 2023
- Approval issued 10th August 2023
- 8 Conditions, addressed in the Data Room

VIEWINGS

Viewings are strictly within the allocated viewing slots only.

TENURE

The site is to be sold freehold with vacant possession upon completion.

PREVIOUS USE

The proposed site formed part of the engineering structure of the waterworks. It was used for chemical and fuel storage and comprised a series of sunken, reinforced-concrete bunds designed as spillage containment structures. Two buildings were present on the site and were removed in 2006/7.

TITLE

This is a Freehold property, the Land Registry Title and Plan are available for inspection in the Data Room.

SERVICES

From the planning application, we understand that mains water existed on the site and has been utilized for the new building. A new electricity supply was laid to the site and connected by SSE in 2007. A new sewage connection was made by the main site developer in 2007. This is connected to the sewage treatment plant that services the whole site. Surface water is managed with an existing roadway drainage system that carries water over the river to a soakaway.



SITE LOCATION

w3w.co/untrained.
swooned.meatballs

VIEWING INFORMATION

Tuesday 6th February 11:00am - 12:00 Noon
Saturday 10th February 10:00am - 11:00am
Tuesday 20th February 3:00pm - 4:00pm
Wednesday 28th February 1:00pm - 2:00pm

There is VERY limited parking on site, please therefore book a slot with the agent before visiting. Where possible, please arrange to be dropped off and picked up, and be aware that at this time an area of our allocated parking is uneven in places and will not suit all vehicles. Parking is at your own risk.



THE PROPERTY

SUMMARY

This development opportunity sits alongside the River Windrush, with spectacular views across the valley itself. Please contact the selling agent if you have any queries relating to the method of sale.

Method of Sale:

Informal Tender

Guide Price:

None

Bid process:

Please submit your bid to the agent in writing.

Acceptable Forms:

Email, hard copy by post or hand delivery.
(Contact details on front page)

Closing Date:

Friday 1st March 2024 - 12:00 Noon

Please call ahead to ensure that we have received your bid and obtain written confirmation of receipt from us.

Please include the following information with your offer.

- Full name/s of the purchaser, including the business name if applicable.
- Correspondence address.
- Email address.
- Landline and or mobile telephone number.
- Bid amount, subject to contract.
- Full funding details (loan, cash, mortgage etc)
- Solicitors that will act on your behalf.
- Maximum time needed to exchange contracts from receipt to draft contract.
- Maximum time required between exchange of contracts and completion.
- Any other relevant information.

Please note that the seller is not required to sell to the highest bidder, or indeed accept any offers at all.

The matter remains subject to contract until such times as an unconditional exchange has taken place.

Timothy J May FNAEA

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Please note: Martyn Cox & Company give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only and should not be relied upon as factually accurate. 5. Martyn Cox & Company assume prospective purchasers have carried out inspections to satisfy themselves that the information in the particulars is correct. Particulars dated January 2024.