

# FOR SALE COMMERCIAL PREMISES

## FOX BARN

Banbury Rd, Moreton Pinkney, NN11

OFFERS INVITED IN THE REGION OF £500,000

Located on a large site extending to over 0.4 Acres with beautiful Northamptonshire countryside views, Fox barn is a versatile commercial unit providing scope for a range of light industrial businesses. This 326sqm GIA unit also offers potential for conversion to residential accommodation, subject to Local Authority approvals.

- Versatile commercial unit in rural location
- Potential for conversion subject to Local Authority approvals
- Equipped with mains three-phase electricity, water, and septic tank
- High eaves and ridge heights
- Sizable mezzanine floor space (no fixed access)
- Office, Showroom, and large workshop area
- High-bay roller shutter access
- Gated access and extensive parking facilities

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 **DAVID COSBY**  
CHARTERED SURVEYORS

# Fox Barn

Bandbury Road, Moreton Pinkney, NN11 3SQ

## Price

Offers invited in the region of £500,000 (VAT is not payable)

## Description

Fox barn is a light industrial unit with large workshop, showroom, office, WC, and mezzanine area (no fixed access). Located within the idyllic rural landscape of West Northamptonshire this versatile unit extends to 326sqm (GIA) of ground floor accommodation.

The property is of robust portal frame construction with 8-bays clad externally with stained timber slats.

Ideally located for commuters, Moreton Pinkney offers convenient access to both the M1 and M40 motorways. Additionally, a variety of rail connections are available from nearby Banbury, Bicester North, and Milton Keynes, facilitating effortless travel to and from the area.

## Accommodation

Ground Floor: GIA 325.7sqm (3506 sq ft)

Mezzanine (no fixed access): Approx GIA 105 sqm (1130 sq ft)

**Tenure:** Freehold

**VAT:** VAT is not chargeable on the purchase price

**EPC:** TBC

## Utilities

We are advised that mains services are connected to the property including mains water, and three-phase electricity. Foul water drainage is to a septic tank. Interested parties are advised to commission their own survey to ensure services are suitable for requirements.

## Business Rates

Interested parties should make enquiries of the Valuation Office Agency to establish the current ratable value for the premises.

## Planning

We understand the property has planning permission for Use Class E (formerly B1). Interested parties are invited to make their own enquiries via West Northamptonshire Planning Department on 0300 1267000

## Local Authority

West Northamptonshire - Daventry Area, Lodge Road, Daventry, Northants, NN11 4FP.  
Tel: 0300 1267000

## Legal Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

## Viewing

Strictly by appointment through the sole agents:

**David Cosby Chartered Surveyors**  
t:01327 361664 e:enquiries@davidcosby.co.uk



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Fox Barn, Banbury Road, Moreton Pinkney, NN11 3SQ

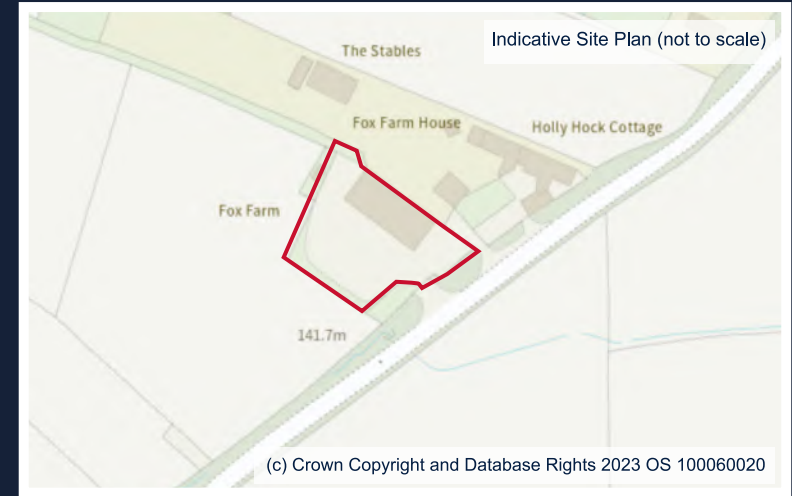
Approximate GIA (Gross Internal Floor Area) = 325.7 sqm (3506 sqft)



David Cosby Chartered Surveyors & Estate Agents  
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Ground Floor - GIA 325.7 sqm (3506 sq ft)



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### Important Notice

Please note that these particulars are set out as a general outline only, for the guidance of potential purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. Any potential purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. No person in the employment of David Cosby Chartered Surveyors, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. All prices quoted are exclusive of VAT. David Cosby Chartered Surveyors shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include where applicable:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.

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Visit us online  
**davidcosby.co.uk**

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