

Development Opportunity, Lower Lodge Farm  
Longworth, Oxfordshire



# Development Opportunity Lower Lodge Farm, Longworth

Planning Permission has been secured for the conversion of a traditional timber barn to create two substantial houses at Lower Lodge Farm, Longworth. It is now offered for sale.

The units have been designed to provide contemporary style combining traditional with the modern. The property offers a unique opportunity to provide two high specification stand out homes.

Located in the open countryside between Charney Bassett and Kingston Bagpuize. The site benefits from far reaching countryside views in all directions and is conveniently within a 20 minute drive of Oxford and 40 minute drive to Swindon.

The nearby villages of Hinton Waldrist, Longworth and Kingston Bagpuize provide a range of local facilities including a primary school, traditional pubs and village shops.

The site benefits from excellent road links with the A420, connecting Oxford and Swindon, at less than half a mile to the north. Oxford rail station is just 11 miles away.



## Planning Permission

The site has the benefit of full planning permission:

- **P18/V0939/FUL:** Full Planning Consent for the conversion of existing barn to provide 2 new dwellings (Plot 1 and 2)

The above permission provides consent for two substantial new dwellings in a redundant farmyard in the open countryside. The approved plans are contained in the enclosed sales pack. In brief, the layout includes:

**Plots 1 and 2:** Contemporary conversion of a stunning period, timber framed barn into two substantial semi-detached properties both served by its own detached car port for 4 cars.

**Plot 1:** The first floor comprises a living area and master bedroom suite with dressing room bathroom and balcony. The ground floor provides 3 further bedrooms one with en suite and family bathroom. Also at ground floor level is a large open plan kitchen diner with veranda and a playroom/ study area.

**Plot 2:** The first floor comprises a living area and master bedroom suite with dressing room bathroom and balcony. The ground floor provides 4 further bedrooms one with en suite and family bathroom. The ground floor also provides a large open plan kitchen diner with expansive veranda, a playroom/ study area, pantry and utility.

Estimated Gross Internal Floor Areas

Plot 1: 3411 sqft (317 sqm)

Plot 2: 4025 sqft (374 sqm)

The development approved shall be carried out in accordance with the approved plans and in line the conditions for approval.

### Situation:

The property sits within a redundant farm yard that has been not been used for some years. The Timber barn is located between the old farmhouse to the west and a separate building plot to the east. The building plot has planning permission for a single storey dwelling of around 3000sqft which is being sold separately. The access will be shared between the properties.



Plot 1 and 2 barn conversion

**Method of sale:**

Offers are invited for the unconditional sale of the property.

Further paddock land within is available by separate negotiation.

**CIL**

CIL liability of £106,207.55 payable to the local authority on commencement of development.

**Sales Pack**

A sales pack containing approvals, plans, agreements and associated documents is available online via Dropbox. To obtain the link for access please email Matthew Green [matthew.green@greenand.co.uk](mailto:matthew.green@greenand.co.uk)

**Access**

Access to the land is directly off the Charney Road.

**Exchange of Contracts and Completion**

Exchange of contracts are required within 28 days of provision of the contract to the buyer's solicitors. Completion to follow 28 days thereafter.

**Local Authorities**

Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton, OX14 4SB. Tel: 01235 422 422 [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

Oxfordshire County Council, County Hall, New Road, Oxford, OX1 1ND Tel: 01865 792422 [www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk)

**Viewing**

By Appointment only. Please contact Matthew Green to arrange.

**For further information**

Please contact: Matthew Green [matthew.green@greenand.co.uk](mailto:matthew.green@greenand.co.uk) 01235 773408

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