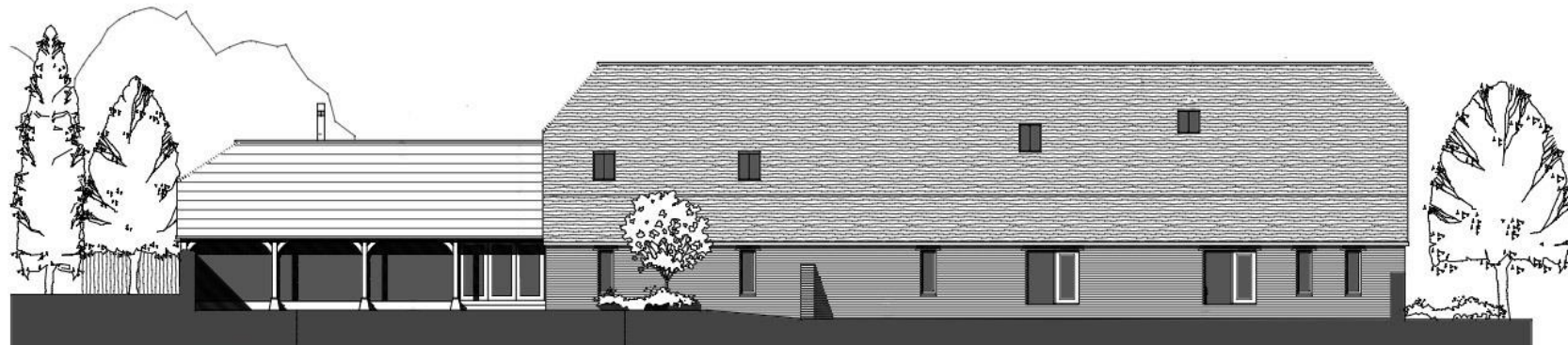
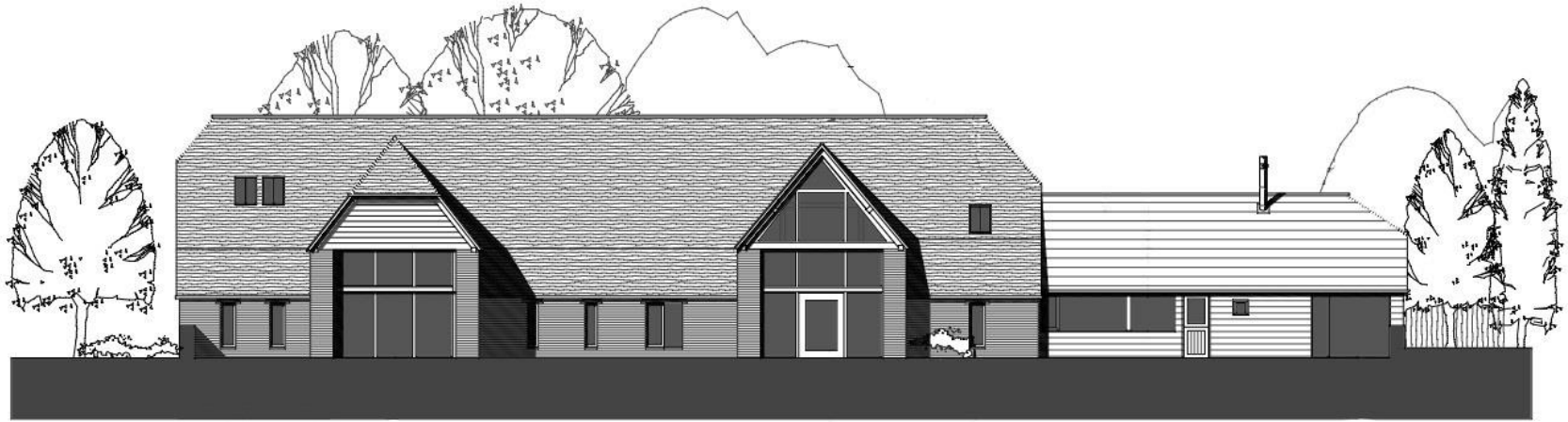


FOR SALE Freehold. Residential development opportunity for the conversion and alteration of an existing barn & cart shed, on a c. 1 acre plot, located on the edge of West Hanney, near Wantage.



**Barn to the rear of Priors Court, Manor Farm, Church Street,
West Hanney near Wantage, southern Oxfordshire**

Description

A consented development opportunity for the "Demolition of existing modern farm buildings. Conversion and alteration of existing timber framed barn to form a 5-bedroom dwellinghouse. Conversion of existing open-fronted cartshed to form a garage and store. Conversion of part existing walkway to provide a garden room. Erection of a new stone boundary wall to demarcate areas to north and south of dwelling. (Amended plan and information received 21 April 2021)." Located off a private drive with a swimming pool, changing facilities and a tennis court on the southern edge of this highly regarded village.

Planning permission

Granted by Vale of White Horse District Council (VWHDC), Abbey House, Abbey Close, Abingdon OX14 3SE (Tel. 01235 422422) on 21/04/2021. Application reference: P21/V0672/FUL.

The decision notice and related plans can be seen at:

<https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P21/V0672/FUL#exactline>

Sales pack

A sales pack containing the approved plans and associated documents is available via the following Dropbox link:

<https://www.dropbox.com/scl/fo/15pge3gat79btphmdcdeg/AJh87oYYivlaOqORwnhCSUs?rlkey=y03lc4tfynmr4o6kia3dud3lo&st=3iu1laz7&dl=0>

Mains services

We understand that mains water & electricity are connected. Surface & foul drainage connections are available adjacent to the site.

Price guide and terms

Offers in the region of £1,000,000.00 are sought.

VAT status

We understand that VAT is not payable in addition.

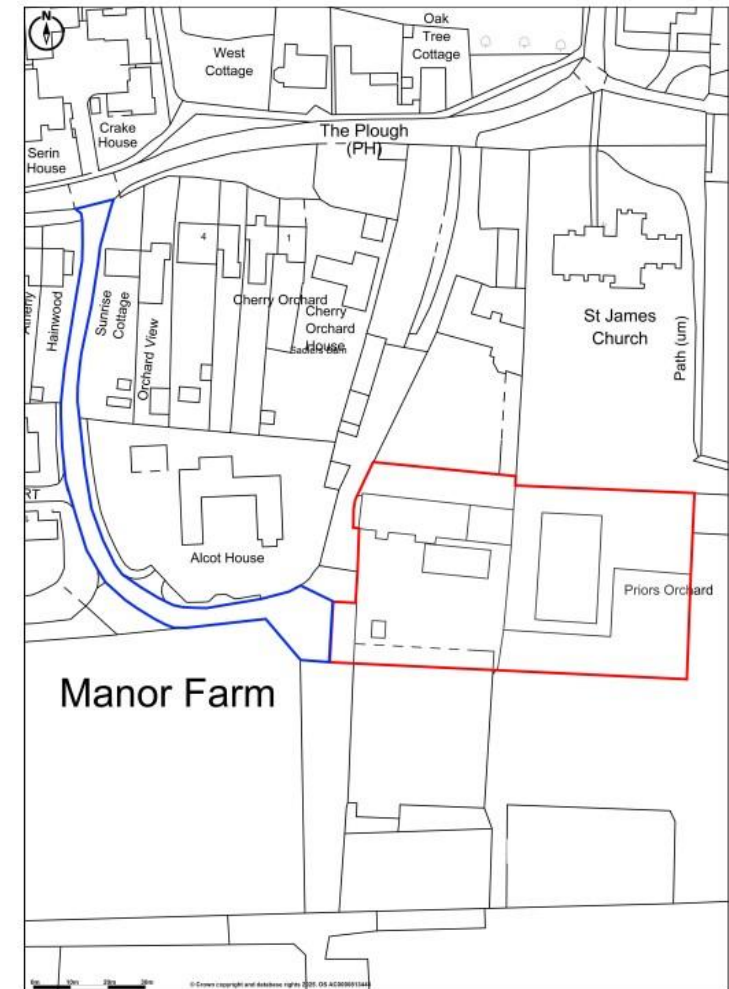
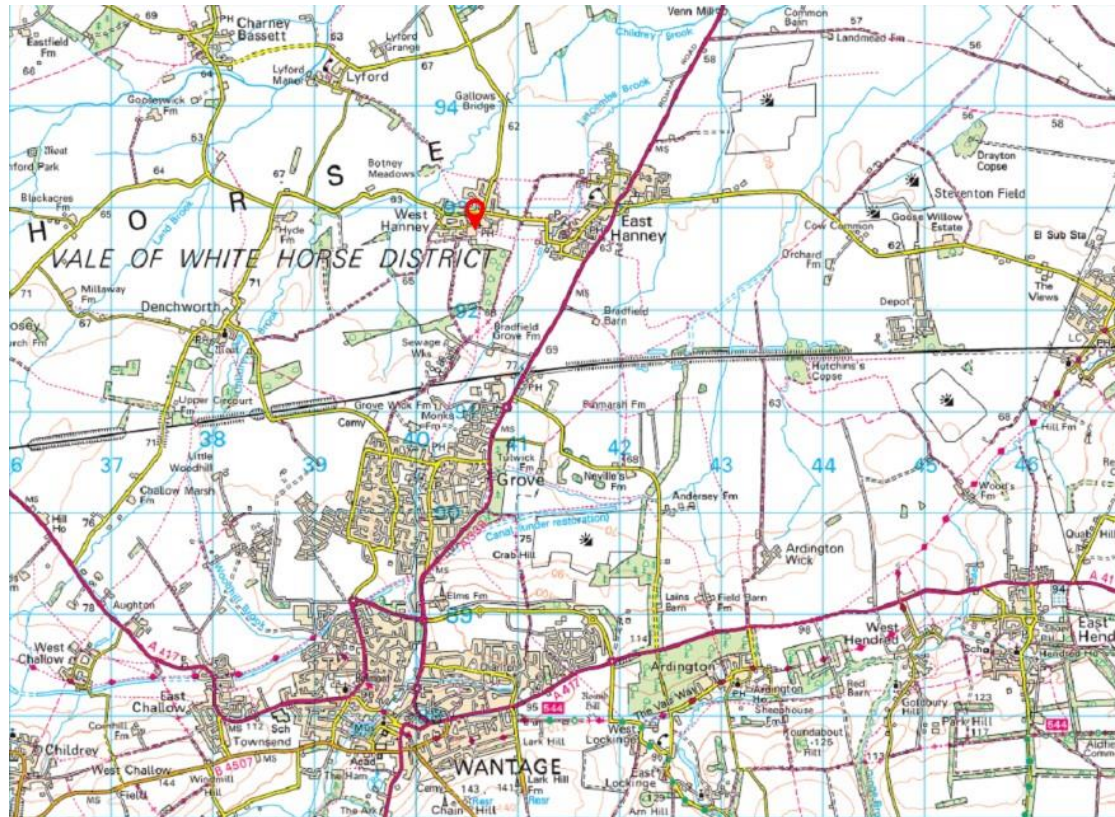
Location finder

what3words: tickets.absorb.such or postcode: OX12 0LW.



Viewing

Strictly by prior appointment with the sole agent Green & Co Commercial and Development Agency, during usual business hours Monday to Friday only. Tel. 01235 773417 ref OM or email oliver.martin@greenand.co.uk Please note that the existing buildings are in use and we take no responsibility for any loss or injury caused whilst carrying out a site visit.



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

GREEN

GREEN & CO
DEVELOPMENT

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.