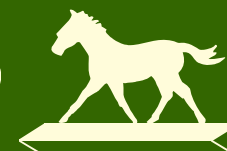


Development Site, Woodlands Farm, Nr
Brill, Oxfordshire, HP18 9UZ

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Bicester 5.5 miles, Aylesbury 16 miles, Thame 11.5 miles, Oxford 21 miles, Milton Keynes 28 miles (Distances approx.)

Woodlands Farm, Brill, Oxfordshire, HP18 9UZ

DEVELOPMENT SITE WITH CONSENT FOR 5 DWELLINGS, 2 X 2 BEDROOM BARNES AND 3 X 3 BEDROOM BARNES. SUPERB RURAL LOCATION AND TOTAL PLOT OF 2 ACRES.

THE SMALLER UNITS ARE SINGLE STOREY AND WILL COMPRISE OF A HALL, OPEN PLAN KITCHEN/DINING & LIVING AREA, LARDER AND UTILITY ROOM, A STUDY, 2 BEDROOMS (1 ENSUITE) & BATHROOM

THE LARGER UNITS ARE 2 STOREY AND WILL COMPRISE OF A HALL, DOWNSTAIRS CLOAKROOM, OPEN PLAN KITCHEN/DINING & LIVING AREA (ONE WITH UTILITY ROOM), 3 FIRST FLOOR BEDROOMS (1 ENSUITE) & FAMILY BATHROOM.

GUIDE PRICE £595,000 Freehold

DESCRIPTION

The site enjoys an excellent rural location abutting the countryside down a long track off of the B4011 between Blackthorn and Brill. Brill itself is 2.1 miles, Arncott 1 mile, and Piddington 1 mile.

The barn is offered with circa 2 acres (0.40 ha) of level land which will form gardens for the properties and paddocks that can be split into any configuration preferred. The view from the site is fields and a distant tree line and there is one nearby neighbouring property to the south.

The existing structure is a steel framed barn with part blockwork and steel sheeting walls beneath a fibre cement roof and it has a footprint of approximately 373 square metres (4000 sq ft).

The original class Q consent granted planning permission for 1 substantial 5 bedroom property and the possibility is that with further consideration the actual number of dwellings could be adapted to 2 units, 3 units, 4 units or remain 5 units under the most recent consent.

Access to the barn is via a long track which is owned by the neighbouring property with full access rights granted. The users of the track jointly maintain it.

PLANNING HISTORY AVAILABLE FROM THE CHERWELL DISTRICT NORTH OXFORDSHIRE PLANNING PORTAL WEBSITE:

Reference: 24/01392/Q56 – Consent to convert the barn into a dwelling.

Reference: 24/03066/Q56 – Application to extend the barn and convert into 5 dwellings.

SERVICES

The owners have received estimated costs of circa £5,000 for mains water to be connected and circa £36,000 for phase three electricity to be connected although interested parties will have to make their own enquiries.

VIEWING

The site is secure and appointments are strictly through W Humphries Ltd by prior arrangement.

LOCATION

Brill is a compound of two words, the first part being Celtic for hill and the second part (hyll) being old English.

The village sits on a hill and has commanding views over Buckinghamshire and Oxfordshire and is set in an area of outstanding natural beauty. There is a pretty High Street and a village green with a seventeenth century windmill that is one of the most photographed windmills in the country.

Brill has a colourful history and it is thought that the Saxon kings had a palace there that was a favourite residence of Edward the Confessor. During the Civil War King Charles established a garrison at Brill, which was unsuccessfully attacked by the Parliamentarians, led by Hampden the famous patriot.

There are a number of clubs and groups in the village including scouts, cricket and football teams, a branch of the W.I, and lots of activities in the Memorial Hall. For day to needs Brill has two convenience stores and a post office, an award winning butcher, and there are also two well regarded pub/restaurants.

Thame approximately 8 miles and Bicester approximately 8 miles provide rail services to London, the Haddenham & Thames parkway fast train arriving in Marylebone in approx. 36 minutes and from Bicester around 50 minutes. The M40 (J7) is about 9 miles.

EDUCATION

Preparatory schools at Ashfold and Oxford.

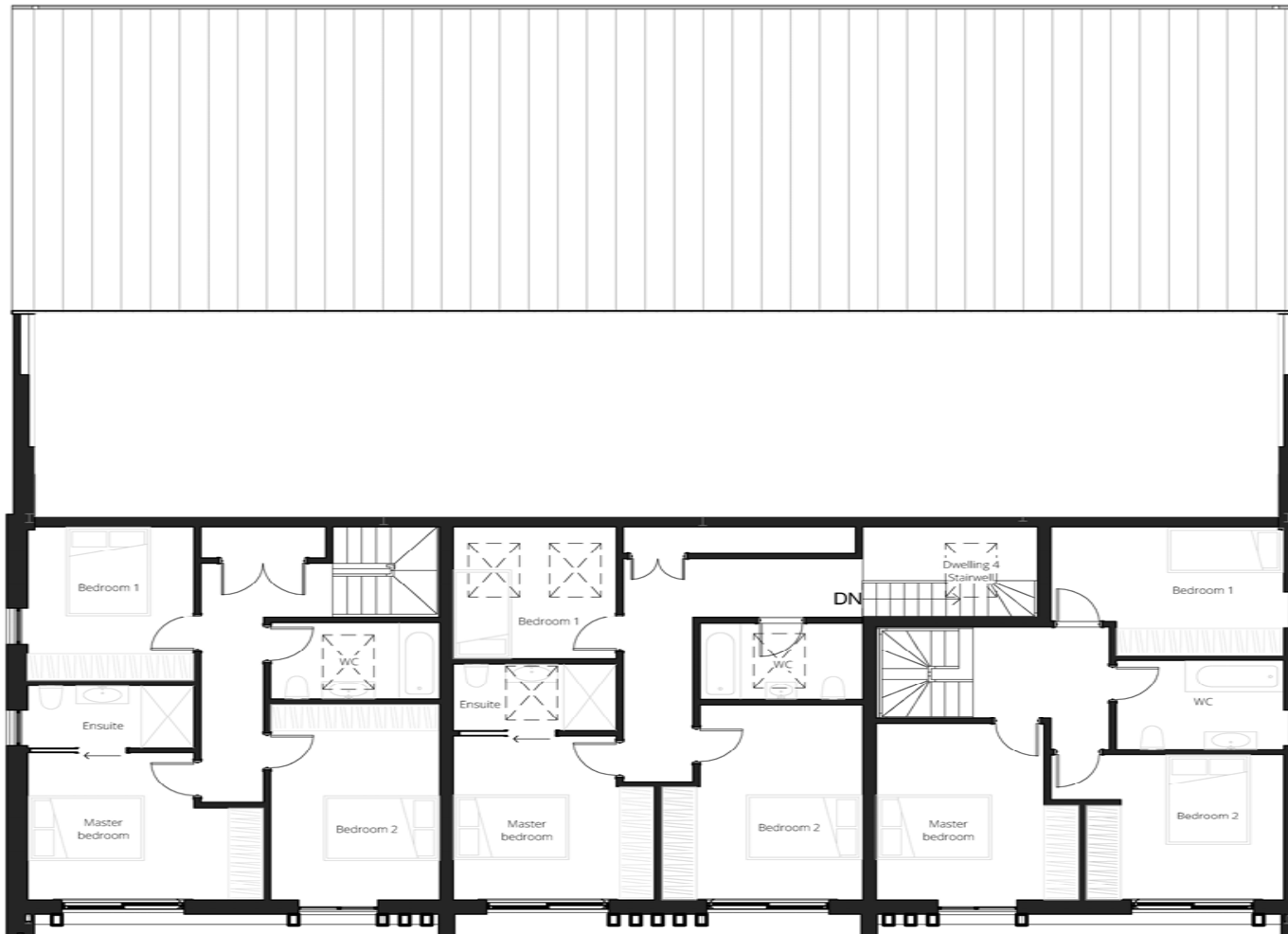
Primary school in Brill.

Secondary schools in Oxfordshire and Oxford.

Grammar schools at Aylesbury.







IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

