



**BARN AND 3 ACRES
FIELD ASSARTS, WITNEY**

Asthall Leigh 1 Mile, Witney 4 Miles, Leafield 1 Mile

**BARN AND 3 ACRES
FIELD ASSARTS, WITNEY
OXFORDSHIRE
OX29 9NQ**

**AN ATTRACTIVE EDGE OF VILLAGE PARCEL.
COMPRISING A NISSEN HUT AND LARGE
CONCRETE BARN WITH PLANNING PERMISSION
FOR EQUESTRIAN USE.**

- Large Agricultural Barn
- Free Draining Soil
- Edge of Village Location
- Three Acre Parcel
- Planning Permission for Equestrian use
- Flat/ Level Ground
- Two Existing Buildings
- Road Frontage

Offers in excess of £150,000

VIEWING Strictly by prior appointment
through

Taylor & Fletcher

Tel: 01451 820913

SITUATION

The property is situated in the Cotswolds Area of Outstanding Natural Beauty and lies to the North West of Crawley and approximately 4 miles from Witney.

DESCRIPTION

This edge of village property with a large agricultural barn and Nissen hut amounts to approximately 3 acres. It is an attractive parcel situated on the

outskirts of a small village in a beautiful rural setting. The field is level and free draining attributing good access with the North and East boundaries boasting road frontage . The south and west boundaries border onto arable land. There is a single access which leads to the buildings. The property consists of two buildings one of which is a 5-bay concrete framed building with lower 5



bay lean-to section and the other is a Nissen Hut.



BUILDING DIMENSIONS

5 Bay Concrete Barn = 12m x 23m (278 sqm / 2970 sqft)

Nissen Hut = 10m x 5m (50sqm / 538 sqft)

OVERAGE COVENANT

The property will be sold subject to an overage covenant of 25% lasting 25 years for any residential development. For the avoidance of doubt, this does not apply for commercial use. The overage will be payable on the enhancement value on the granting of each and every planning permission obtained, in connection with residential development.

PLANNING PERMISSIONS

Currently the large 5 bay barn holds planning permission for change of use to

an equestrian facility (17/01301/FUL). The land to be included is registered as arable land under the basic payment scheme, currently in a fallow state.

WAYLEAVES AND EASEMENTS

The land is sold with the benefit of all rights of way (whether public or private), Light, support, drainage, water supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all wayleaves for poles, strays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise subject to all outgoing or charges connected with or chargeable whether mentioned or not.

Please note there is a septic tank neighbouring the entrance.

MINERALS AND SPORTING

We understand that mineral and sporting rights are to be included in the sale.

RIGHTS OF WAY

There is a third party right of way under a formal agreement allowing access to car parking for neighbouring properties.

VIEWING

May ONLY be undertaken during daylight hours in possession of a copy of these particulars and STRICTLY by prior appointment with Tayler & Fletcher

DIRECTIONS

Turn right out of Minster Lovell Cricket Club and follow the road 'Minster Riding'. After 1.6 miles you will arrive at a cross roads, turn left. Approx 100m turn left again into gateway before the first house, where the Tayler & Fletcher sign can be found.

SERVICES

Electricity & Water are not currently connected to the property. Both services are currently in close proximity to the property. An easement can be offered for electric and water is obtainable from the road.

HEALTH & SAFETY

For your own safety please do not enter the Nissen Hut. Furthermore we take no responsibility for unattended inspections.

AGENTS NOTES

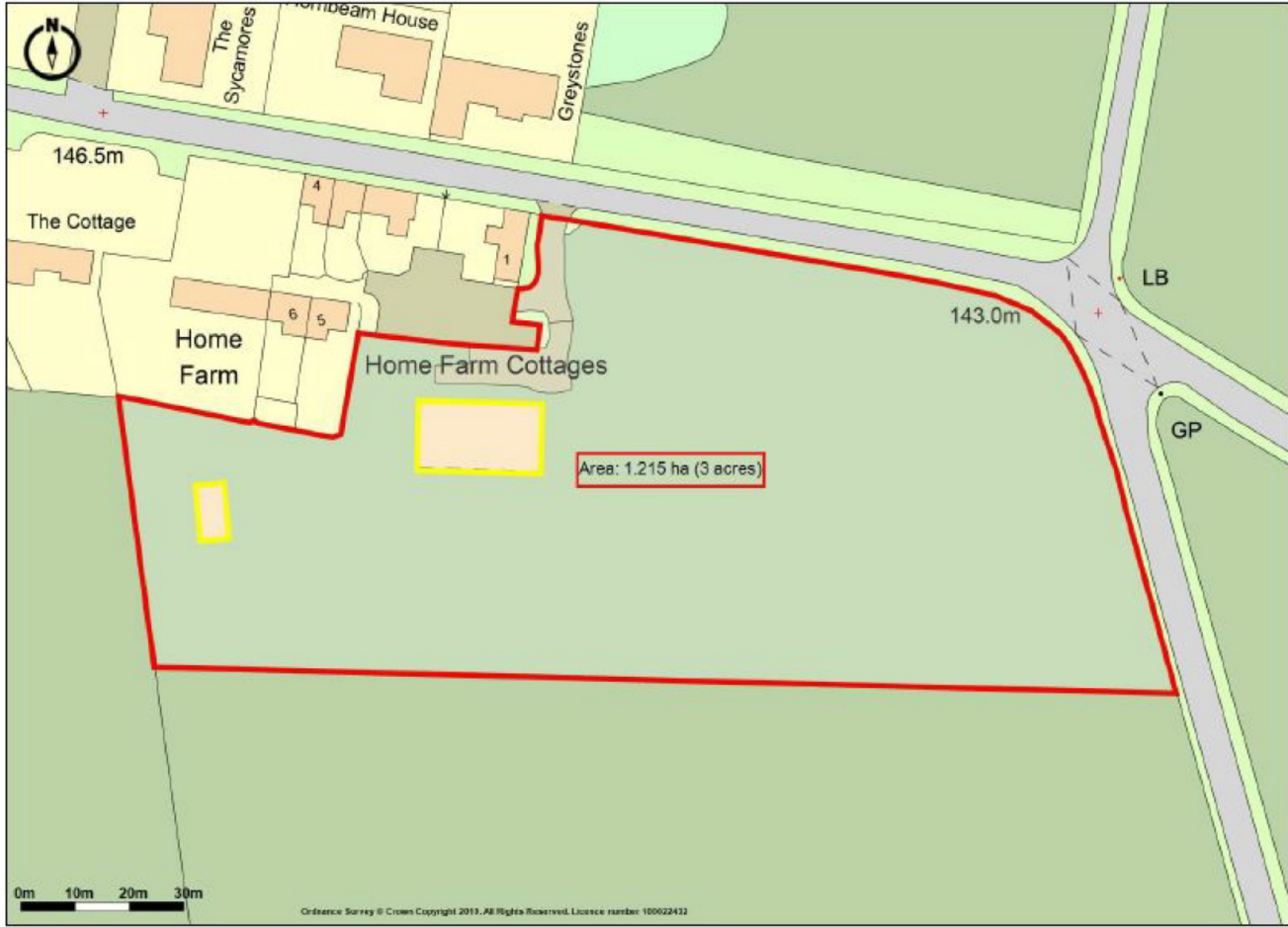
This is an unusual parcel coming to market which offers a blank canvass to create a good on site equestrian facility in a desirable location. The buildings are of flexible dimensions and lend themselves to conversion. Adjoining land could be offered on a grazing agreement subject to separate negotiation.

TENURE AND POSSESSION

Freehold with Vacant Possession.

LOCAL AUTHORITY

West Oxfordshire District Council
Elmfield



Taylor & Fletcher and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Messrs Taylor & Fletcher has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not to be assumed that the property has all the required planning or building regulation consents. A list of the partners of Taylor & Fletcher LLP is available at each Taylor & Fletcher Office.

