

# DEVELOPMENT SITE AND LAND, Great Bourton, Banbury, Oxfordshire

# CROCKWELL FARM

## GREAT BOURTON, BANBURY, OXFORDSHIRE, OX17 1QT

### Conversion and Development Site with Land

- Outline Planning Permission
- 18.73 Hectares (46.28 Acres)
- Productive Pasture Land

### DEVELOPMENT SITE

The traditional barns currently have outline planning permission granted in July 2016. The planning permission allows for the conversion and redevelopment of traditional barns into 3 dwellings.

The permission allows for the conversion of the barn to the South of the site into a single dwelling. The permission also allows for demolition of other farm buildings and the replacement of these buildings with two single storey dwellings. These dwellings would be in a courtyard layout around the former farmhouse. The dwellings to be 3 and 4 bedroom properties.

### LOCATION

The site is situated to the northern edge of the village of Great Bourton. The nearest postcode is OX17 1QT. Great Bourton is approximately 3.3 miles to the north of the town of Banbury and approximately 14 miles south of the town of Southam.

### DESCRIPTION

The land comprises 18.73 ha (46.28 ac) of productive Grade 2 pasture and backs onto several residential properties on the southern border. It is stock proof fenced all around the boundary.

### TENURE & POSSESSION

Freehold with Vacant Possession upon completion.

### SERVICES

Mains water is connected to the land.

### AUTHORITY

Cherwell District Council – 01295 227001

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and mineral rights, easements, quasi-easements and wayleaves whether or not in these particulars.

There is a public footpath that travels in an east to west direction over the land.

### DEVELOPMENT CLAWBACK

The land will be sold subject to a development clawback provision such that should planning consent for residential or commercial development be granted then 30% of the enhanced value will be paid to the vendors upon either implementation or disposal. The Development Clawback Provision will run for a 30 year period from the point of sale.

### VIEWING

Strictly by appointment with the vendors agents, Brown & Co, Castle Link, 33 North Bar Street, Banbury, OX16 0TH.

Contact - Tom Birks, 01295 273555

### PLANS

The plans included with these particulars are for identification purposes only and shall not form part of any contract For Sale.

### PLANNING REFERENCE NUMBER

16/00609/OUT

### BASIC PAYMENT SCHEME

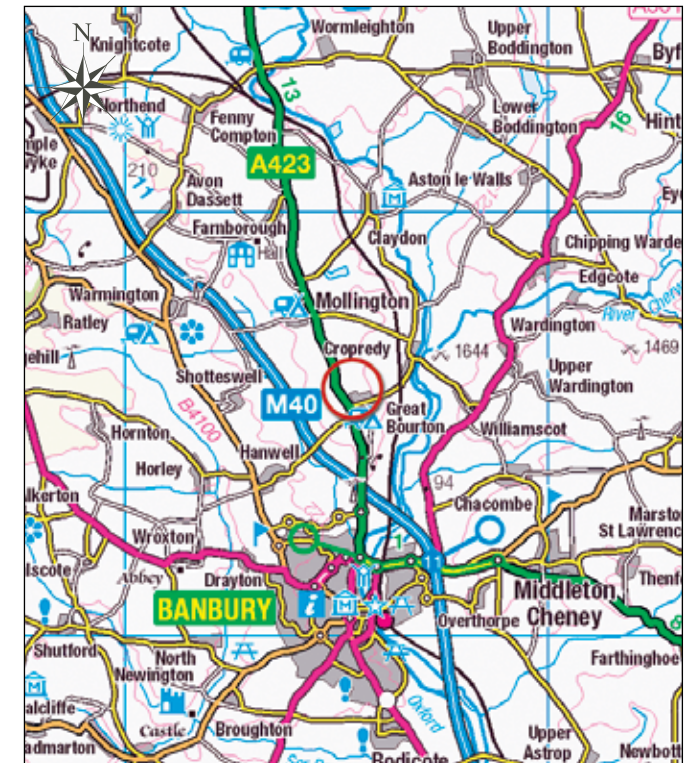
The relevant number of Basic Payment Entitlements will be included in the sale.

### METHOD OF SALE

The property is offered For Sale by Private Treaty. These particulars are Subject to Contract. The vendor may consider splitting the site if appropriate bids are forthcoming.

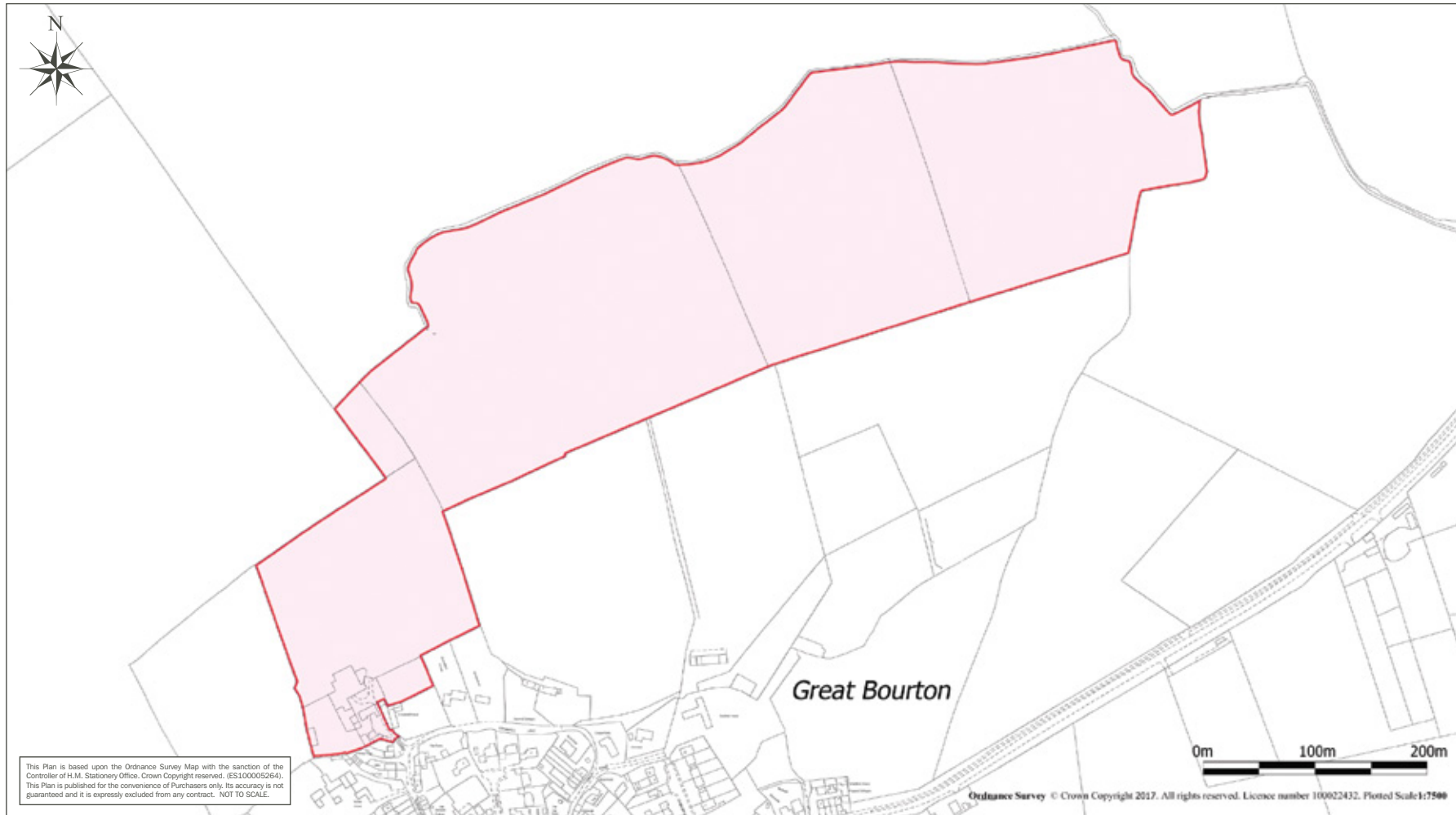
Further land is available by separate negotiation.

### LOCATION PLAN









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