

Development site
Former Farm Yard at Westcot Near OX12 9QA

Westcot Farm, Near Wantage, Oxfordshire.

Adjoining the small hamlet of Westcot, at the foot of the Berkshire Downs, a former Farm yard with planning permission for conversion for development. In an enviable rural location, the proposed development adjoins open fields on three sides and established residential on the other.

Westcot is a small village approximately 5 miles to the west of Wantage. A local shop is in nearby Childrey and the popular Star at Sparsholt is only a mile away along a quiet country lane. <http://www.thestarsparsholt.co.uk/>

Planning permission exists for the conversion on the existing period and more modern building to form 9 new homes with a total of 1837 sqm new accommodation (Gross Internal Area). The permission is embraced by two planning permissions which can be viewed at

<https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P20/V0526/FUL#exactline>

<https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P17/V2786/FUL#exactline>

It should be note that the earlier permission has been commenced and so remains extant.

The property is available for sale on a private treaty basis.

Guide price - offers are invited for the freehold.

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Additional information is available via dropbox upon request from Matthew Green on 01235773408 or matthew.green@greenand.co.uk

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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.

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