



**RESIDENTIAL DEVELOPMENT SITE, BRIDGE BARN,  
APPLEFORD, OXFORDSHIRE**



# RESIDENTIAL DEVELOPMENT SITE

Bridge Barn, Appleford,  
Oxfordshire, OX14 4NU

**A rare opportunity to purchase a former agricultural barn with planning Prior Approval granted to convert into a large contemporary dwellinghouse. The finished house will provide approximately 302 square metres (3,249 sq ft) Gross Internal Area. Approved plans provide 4 bedrooms, 4 bathrooms, open plan living, dining and kitchen area. The barn is set within approximately 5.87 acres adjoining former gravel pits which are being restored to nature reserves. The barn sits in a rural location but with excellent communication links.**

A34 (Milton Park ) 4 miles | Didcot Station 4 miles (London Paddington from 38 mins) | Oxford 10 miles | Abingdon 6 miles

For sale by private treaty.

In all about 5.87 acres (2.38 hectares)

## Location

The site is located to the south of the River Thames in the village of Appleford, adjoining to the west is an area of former gravel pits which are being restored and provide a haven for wildlife. Despite its rural outlook, the site is extremely well located in terms of the road and rail network.



South East Elevation



West Elevation

Total Area - 2.38 ha / 5.87 ac

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO  
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For identification only - Not to scale  
Drawing No. W17838-01b



The A34 is within 4 miles providing easy access onwards to the north to the M40 and to the south to the M4 and A303/M3. Mainline trains are available from Didcot Station (4 miles) and Oxford (10 miles). Appleford itself has its own station within ¼ mile providing very convenient access to Reading and Oxford.

### What3Words

The entrance drive to Bridge Barn is at what3words ///puppy.prove.widen.

### Planning

The site currently comprises an agricultural grain store set within approximately 5.87 acres. Prior Approval under Class Q of Schedule 2 of General Permitted Development Order was granted on 14th June 2022. The approval can be found on the Vale of White Horse Planning portal under reference P22/V0993/N4B.

The Approval is subject to 7 Conditions. The Purchaser will be responsible for discharging those Conditions.

The approved dwelling will provide for a four bedroom dwelling as shown on the indicative floor plan within this brochure. The dwelling as consented will provide a master suite with balcony, walk in wardrobe and en-suite at first floor level. On the ground floor will be 3 further bedrooms, three bathrooms and a stunning open plan double height kitchen, living and dining area.

The approved drawings are available online on Vale of White Horse planning portal (Ref: P22/V0993/N4B).

### Services

Mains water and mains electricity are connected to the site.

### Community Infrastructure Levy

We understand that the development will be subject to CIL. However, there are reliefs available for self builders and custom builders.

### Overage

The Property will be sold subject an Overage provision which will provide that in the event consent is obtained for a greater square footage of development than currently existing within a period of 35 years from the date of sale then 40% of any uplift in value will be payable to the Vendors.

### Method of Sale

The property is offered for sale by private treaty as a whole

### Tenure and Possession

Freehold with vacant possession upon completion.

### Health and Safety

We ask you to be as vigilant as possible to any potential risks when making your inspection and also to adhere strictly to the government guidelines in relation to preventing the spread of Coronavirus. The site is part of a larger working farm and therefore viewings are strictly by appointment with the Agent.

### Viewings

Strictly by Appointment with the Agents. Please contact Kevin Prince, Megan Middleton or Liane Marchant to arrange your inspection.

### Local Authority

Vale of White Horse District Council.  
[www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

## VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for VAT purposes such tax will be payable in addition.

## Plans

Plans included within these particulars are based upon architect's drawings or on Ordnance Survey data and are for reference and identification purposes only. All measurements and distances are approximate.

Please note that the site plan contained within these particulars is based upon the Land Registry boundaries of the site rather than the current boundaries existing on the ground. It is therefore for Identification Purposes Only at this stage. It is envisaged that prior to, or shortly after, completion the boundaries on the ground will be re-aligned to coincide with the Land Registry boundaries.

## Acknowledgement

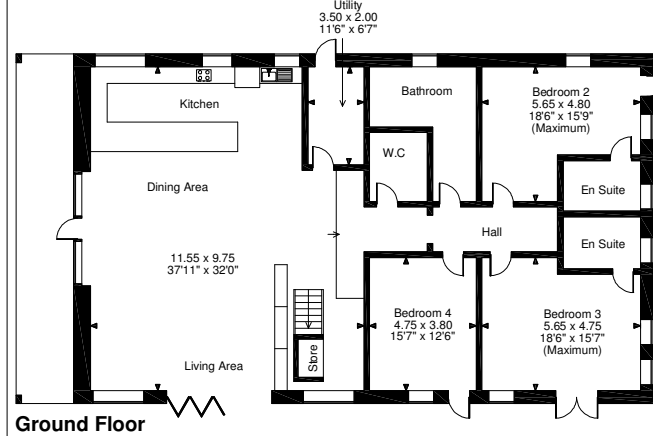
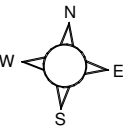
We are very grateful to Tetra Tech Architects for allowing the reproduction of their drawings within these particulars.

Steve Lawson, Director, – Architecture  
Tetra Tech  
Tel: +44 (0)2382 022 800

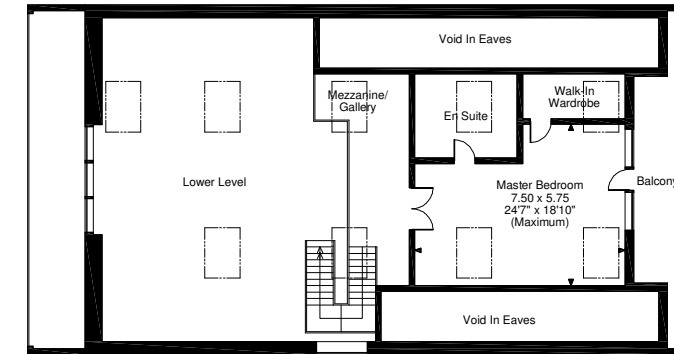
## For Further Information

Please contact Kevin Prince, Liane Marchant or Megan Middleton on 01235 862888 or alternatively email [megan.middleton@adkin.co.uk](mailto:megan.middleton@adkin.co.uk) or [liane.marchant@adkin.co.uk](mailto:liane.marchant@adkin.co.uk)

## Residential Development Site, Bridge Barn, Main Road, Abingdon



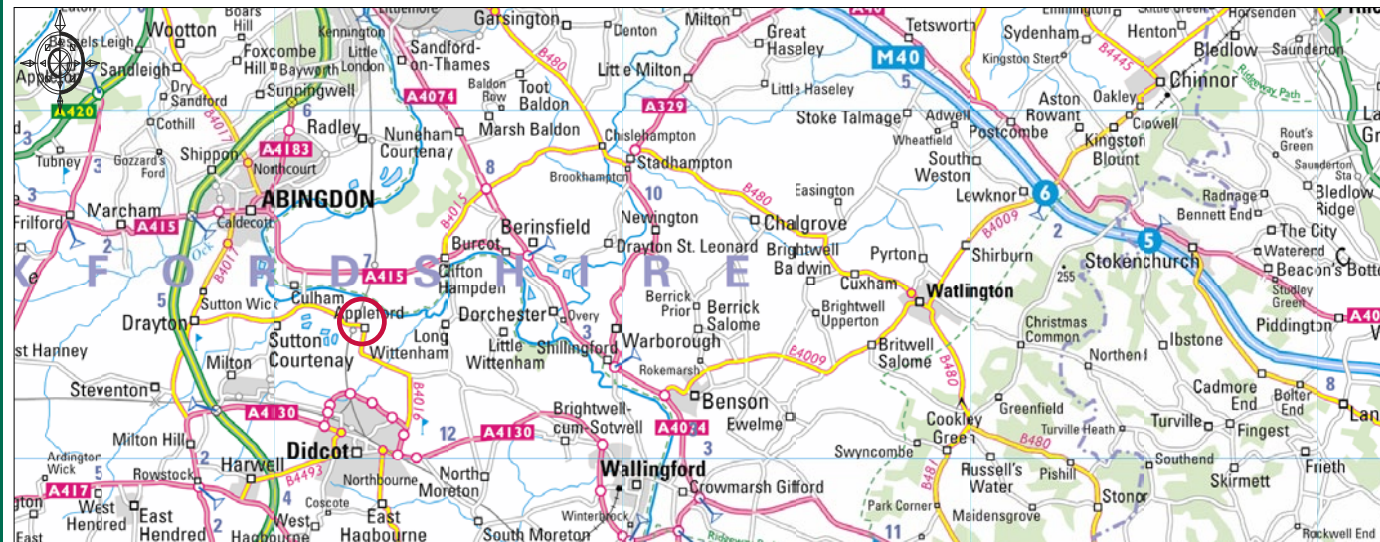
Ground Floor



First Floor

### FOR LAYOUT ILLUSTRATIVE PURPOSES ONLY

The position & size of doors, windows, appliances and other features are approximate only.  
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