

THE OLD FARM BUILDINGS

BROCKFORD FARM, HOOK NORTON, OXFORDSHIRE





The Old Farm Buildings

Brockford Farm, Hook Norton, Oxfordshire

An attractive site, in a sought after location with consent to convert the existing farm buildings into seven homes

- Planning consent granted for seven homes
- Two pairs of three bedroom semi-detached properties
 - A run of three , two bedroom properties
- Approximately 830.5 (9,939 sq ft) of accommodation
 - Total site area approximately 0.89 acre
- Further land available by separate negotiation



Stow-on-the-Wold Office

Parklands House, Park Street,
Stow-on-the-Wold, Gloucestershire, GL54 1AQ

T: 01451 830731

E: ben@butlersherborn.co.uk

www.butlersherborn.co.uk



Worcester Office

The Heath Meadow, Nunnery Way,
Worcester, WR4 0SQ

T: 01905 769770

E: clive@mccartneys.co.uk

www.mccartneys.co.uk



DESCRIPTION

The Old Farm Buildings is as exciting development opportunity, with planning consent in place to change the use of the existing portal framed farm buildings into seven residential dwellings each with their own garden and parking. The site sits in an elevated position on Oatley Hill which looks down to Hook Norton and the surrounding Oxfordshire countryside. A further area of land may also be available by separate negotiation.

The current designs have been cleverly thought out to make the most of the flexible internal layout of the portal framed buildings, to create open plan living spaces with lots of light ideal for family living.

PLANNING PERMISSION

The currently planning permission was granted by Cherwell District Council on 11th October 2024 under planning application 24/02178/Q56 for 'Change of use /conversion of agricultural buildings to residential use'.

SERVICES

Mains water and electricity and drainage. (No tests to the suitability of services have been carried out).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are expressly excluded but may be available to purchase by separate negotiation.



WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Cherwell District Council, 39 Castle Quay, Banbury, OX16 5FD

T: 01295 227 001 | W: www.cherwell.gov.uk

VIEWINGS

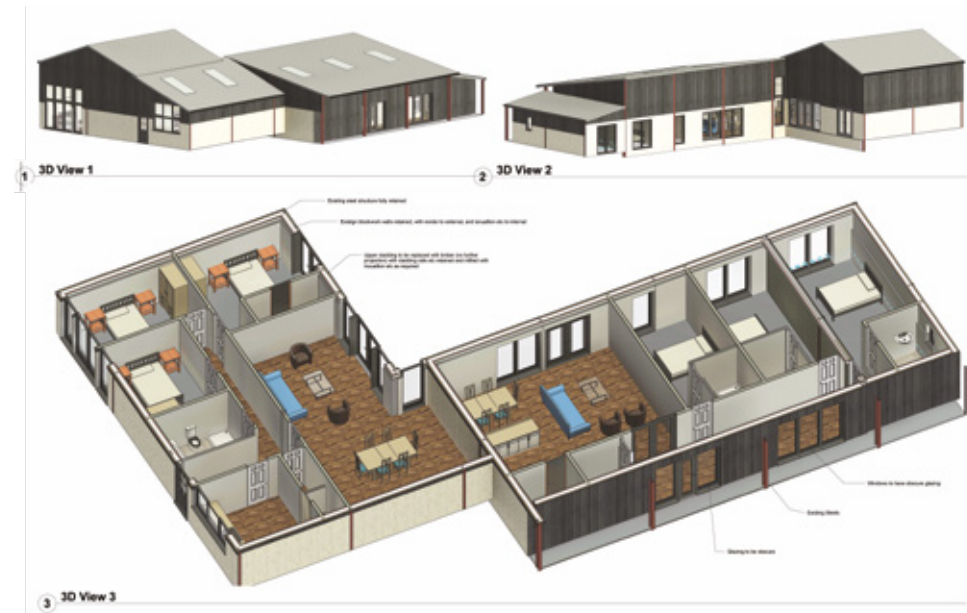
Please telephone Butler Sherborn, Stow-on-the-Wold office (01451) 830731 or email ben@butlersherborn.co.uk.

DIRECTIONS (OX15 5BU)

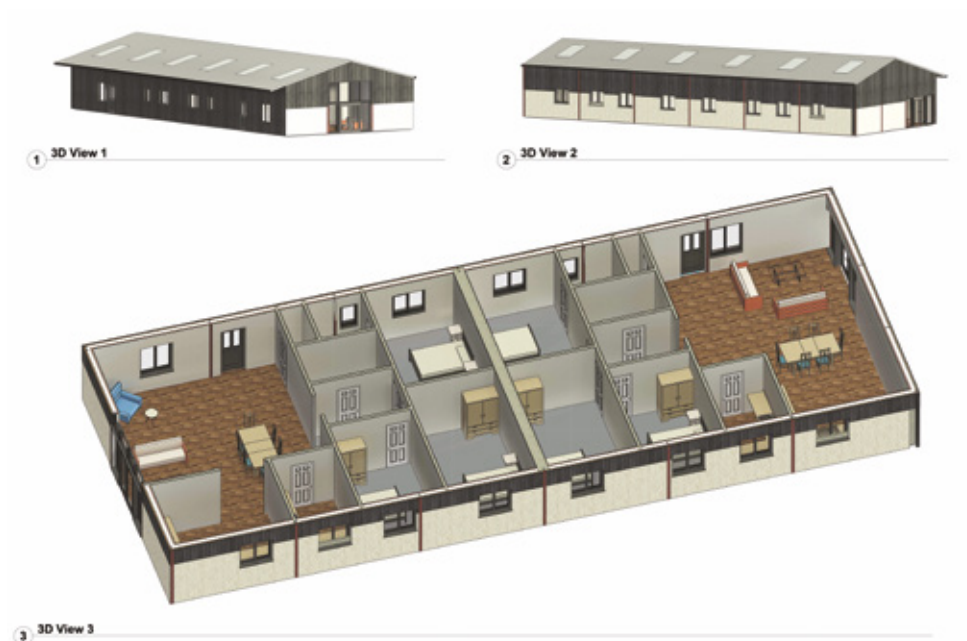
From Hook Norton, head north along the Sibford Road at the cross roads with The Gate Hangs High pub turn left. After approximately 1.5 miles at the top of the hill the entrance to The Old Farm Buildings will be on the left hand side.

what3words: ///retina.overlooks.plots

Barn 1 -
Illustrative Views



Barn 3 -
Illustrative Views





Towns

Hook Norton 2.4
 Chipping Norton 6.2 miles
 Banbury 9.0 miles
 Stow on the Wold 11.4 miles



Pubs

The Gate Hangs High, Hook Norton 1.4 miles
 The Norman knight, Whichford 1.3 miles
 The Cherington Arms, Cherington 3.5 miles



Schools

Great Rollright Primary School 0.5 mile
 Chipping Norton School 5.6 miles
 Bloxham School 6.9 miles
 Tudor Hall School 8.2 miles



Train station

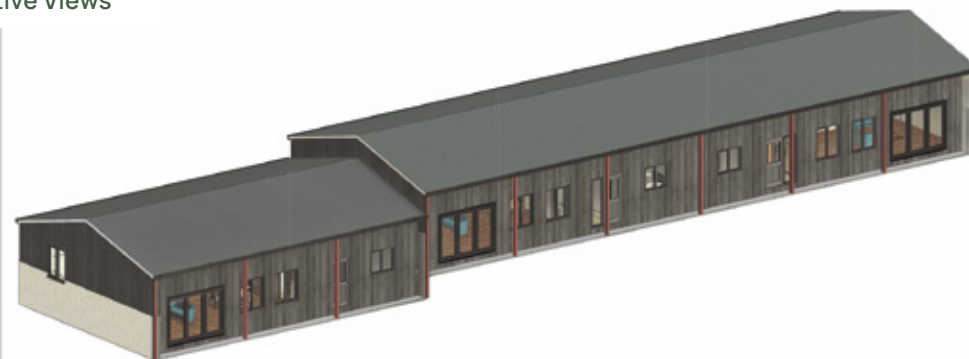
Banbury 9.9 miles
 Kingham Station 10.2 miles
 Moreton in Marsh station 10.6 miles



Membership Clubs

Soho Farmhouse 9.1 miles
 Daylesford Organic/Bamford 8.6 miles
 Estelle Manor 18.7 miles

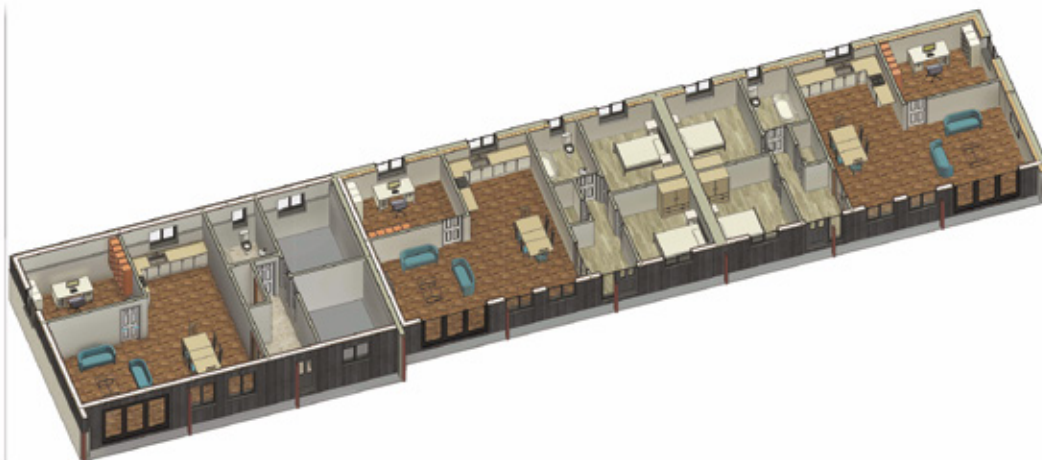
Barn 2 - Illustrative Views



1 3D View 1

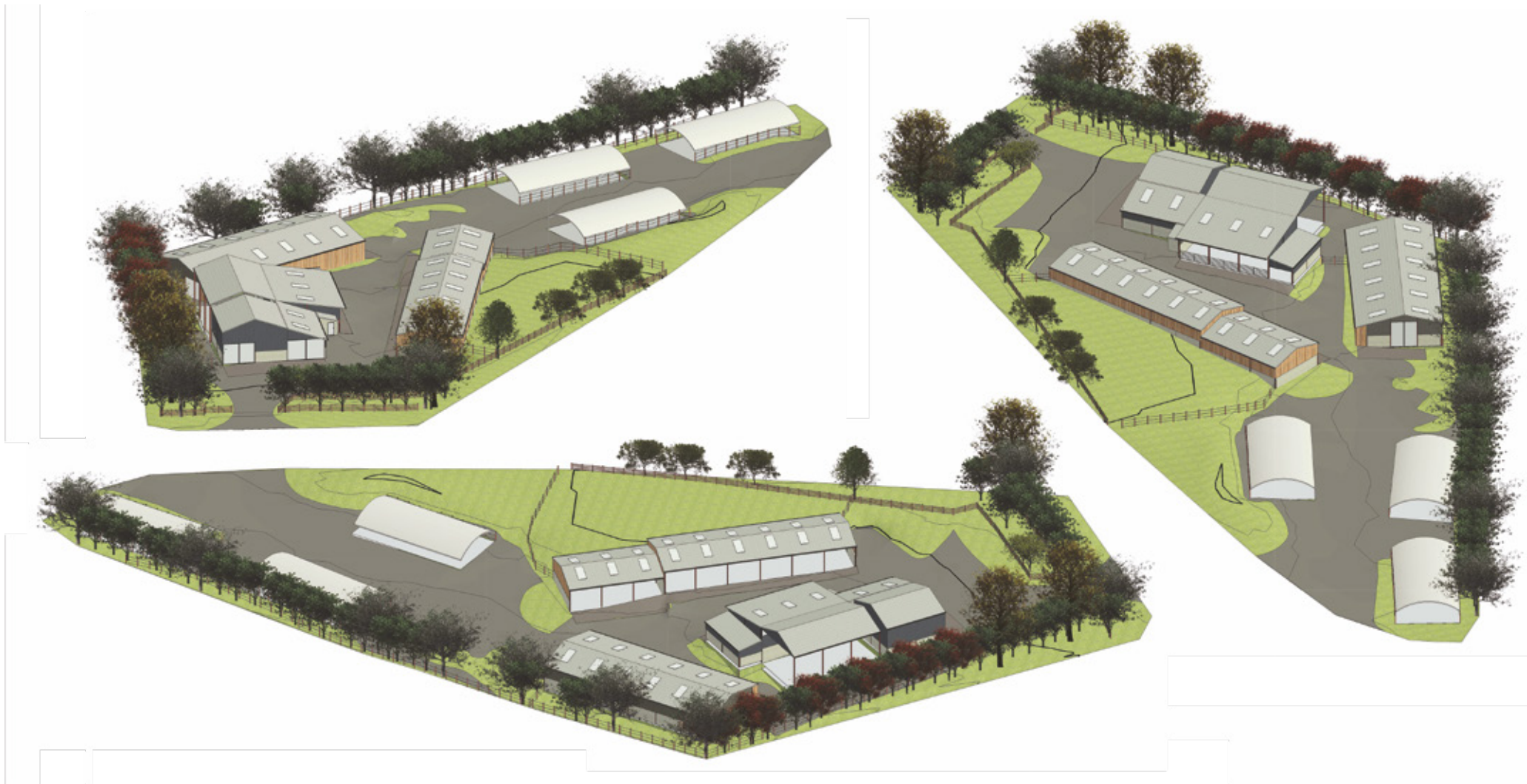


2 3D View 2



3 3D View 3





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