



Plover Barn and Associated Land

Longcot, Oxfordshire

Carter Jonas

Plover Barn
& Associated Land
Kings Lane
Longcot
Faringdon
Oxfordshire
SN7 7SS

Secluded barn conversion with
B8 barn and extensive land all
located in the heart of the Vale
of the White Horse.

Plover Barn is an extensive 6 bed barn conversion with far reaching views toward the White Horse at Uffington. Adjacent is a portal framed barn (Use Class B8) with high eaves and used for storage purposes. The property is surrounded by a mix of pasture and arable land.

In all extending to 78.46 acres (31.75 ha)

For sale by private treaty as a whole or in up to 3 lots

Carter Jonas



Location

The property is located on the junction of the A420 and Kings Lane between Faringdon (3 miles) and Watchfield (2 miles) and located just north of Longcot village itself. Good access routes enable travel to both Oxford (20 miles) and Swindon (8 miles) with mainline trains available from both and Didcot (20 miles). The A420, A34 A419 and M4 are all withing easy reach and provide access to the wider road network.

Amenties

Longcot itself has a number of local amenities including a village hall, pub and primary school. Further more extensive amenities including supermarkets and high street shopping are available in Faringdon, Swindon and Oxford.

Schooling is well catered including the highly regarded St Hugh's School in Carswell and Pinewood School at Bourton.

Property

Lot 1 Pink: Plover Barn with adjacent yard, B8 storage barn and a mix of mainly pasture and some arable land | 31.62 acres (12.80 ha).

Lot 2 Blue: Land at Faringdon Road comprising a block of arable land with mainly hedged boundaries and access from the A420 | 36.85 acres (14.91 ha).

Lot 3 Yellow: Land at Kings Lane being a block of level pasture with hedged and fenced boundaries | 9.99 acres (4.04 ha).

Plover Barn

Situated at the end of a private entrance Plover Barn comprises a well situated barn conversion with superb views of the White Horse.

Originally a class Q conversion the product is a modern 2 storey barn of just under 4,000 sq.ft with an excellent open plan living space.

The ground floor hosts an hall entrance and utility, open plan kitchen / dining / living area, WC and 4 double bedrooms.

Stairs from the entrance hall lead to the first floor with storage / bedrooms (limited head height) and bathroom.

To the exterior is a garden and grounds backing onto fields with driveway parking.

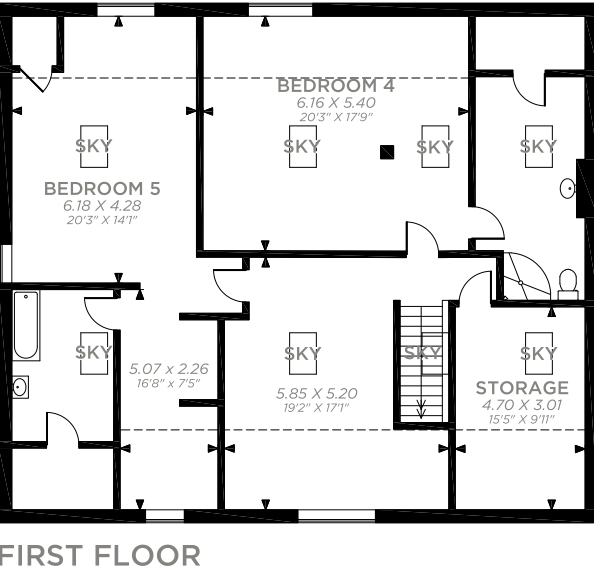
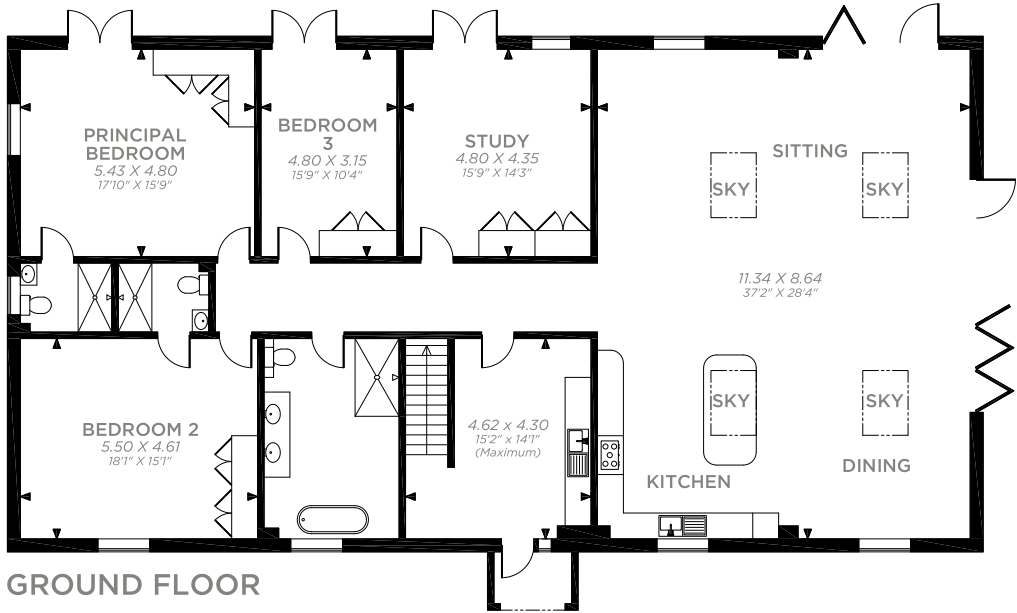


Floor plan

Plover Barn

Approximate area:

Main House:
3,912 Sq Ft / 363 Sq M



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Buildings

Extending to some 6,780 sq.ft the steel portal framed building provides superbly high eaves, concrete floors, cladding and roller shutter doors.

Consent was granted in March 2020 under reference P19/V3352/N4C for conversion to Storage and Distribution (Use Class B8). It is currently let out and used for storage and a cross fit gym but resents an opportunity for alternative uses, subject to additional planning.

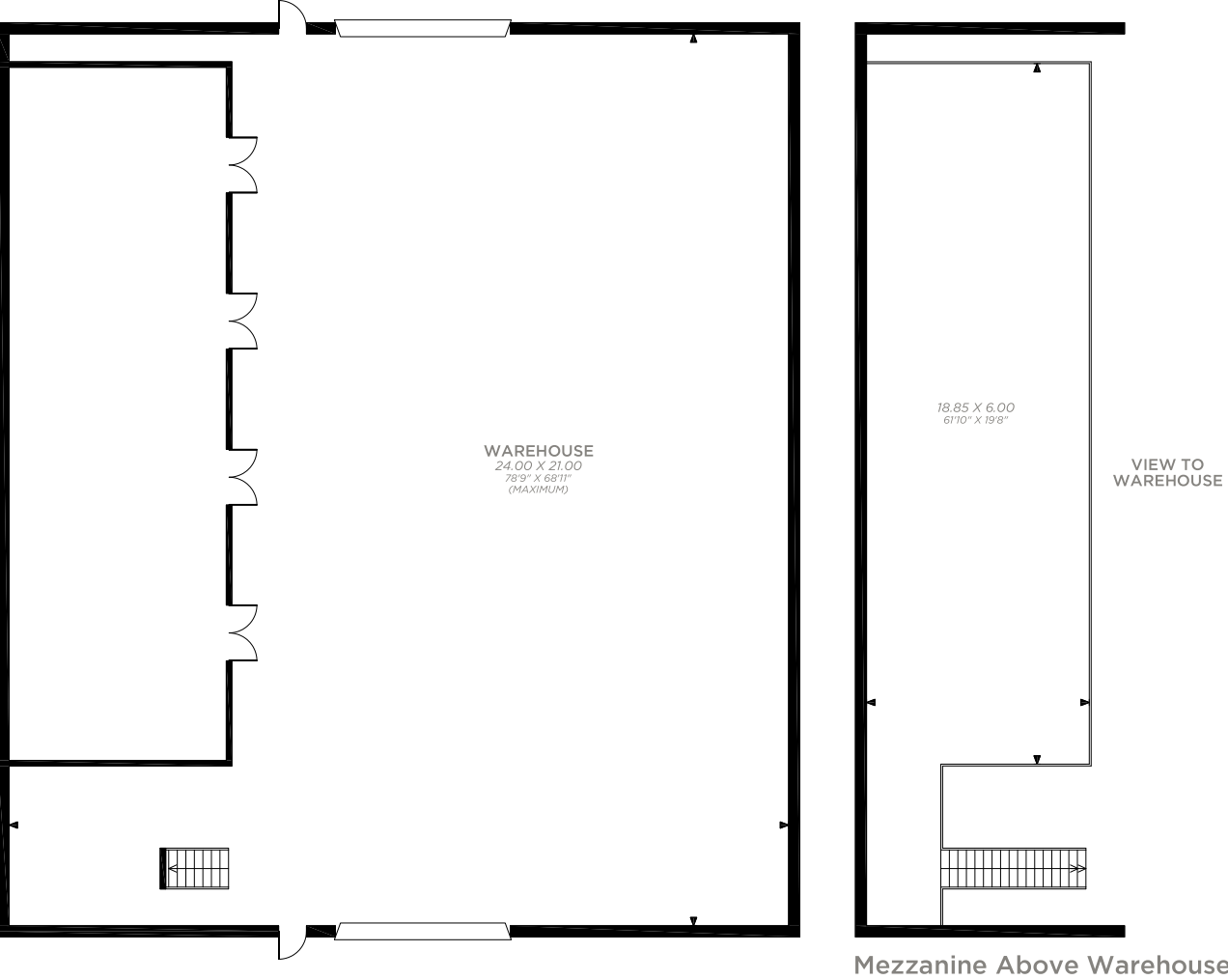


Floor plan

Plover Barn

Approximate area:

Outbuilding:
6,780 Sq Ft / 630 Sq M



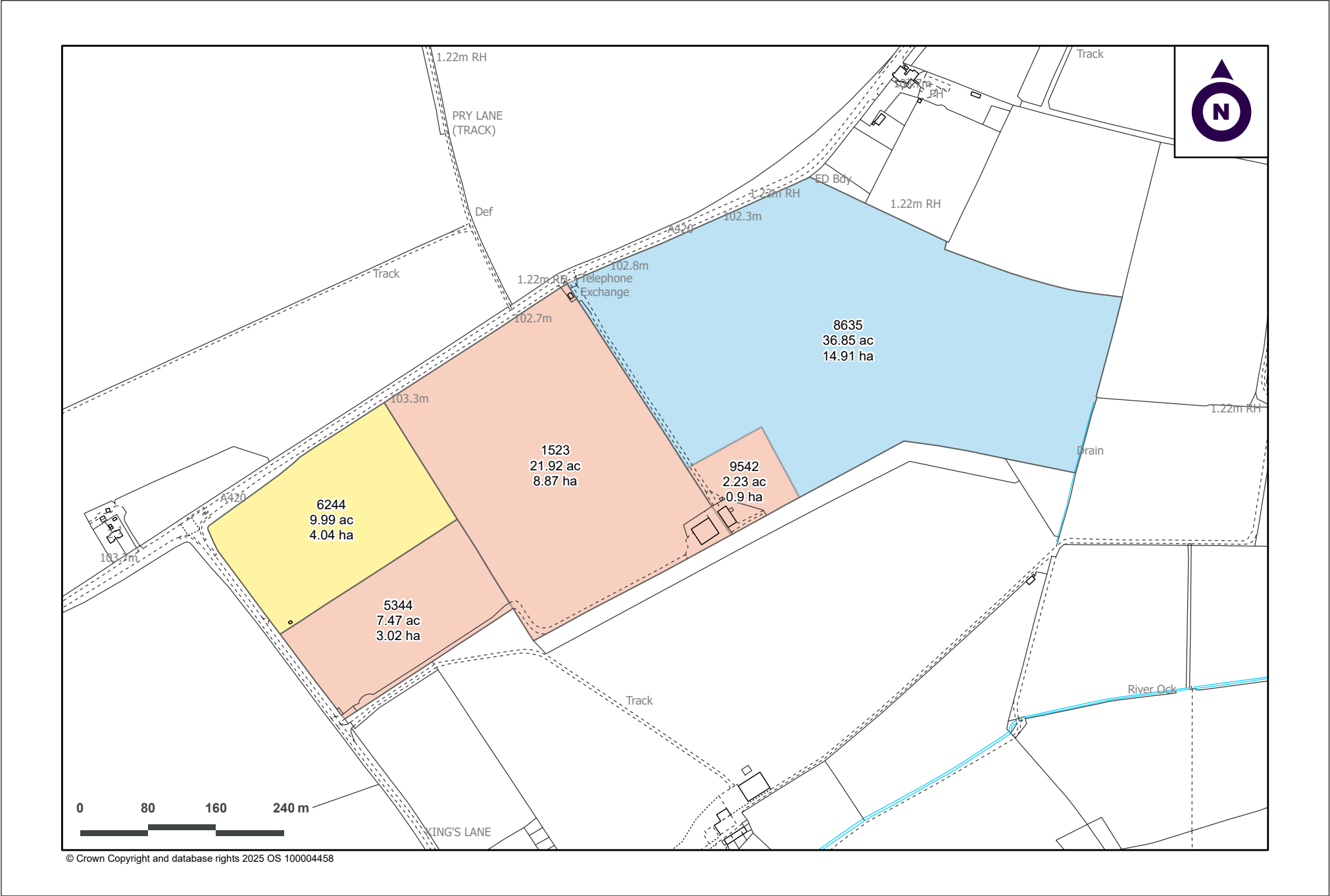
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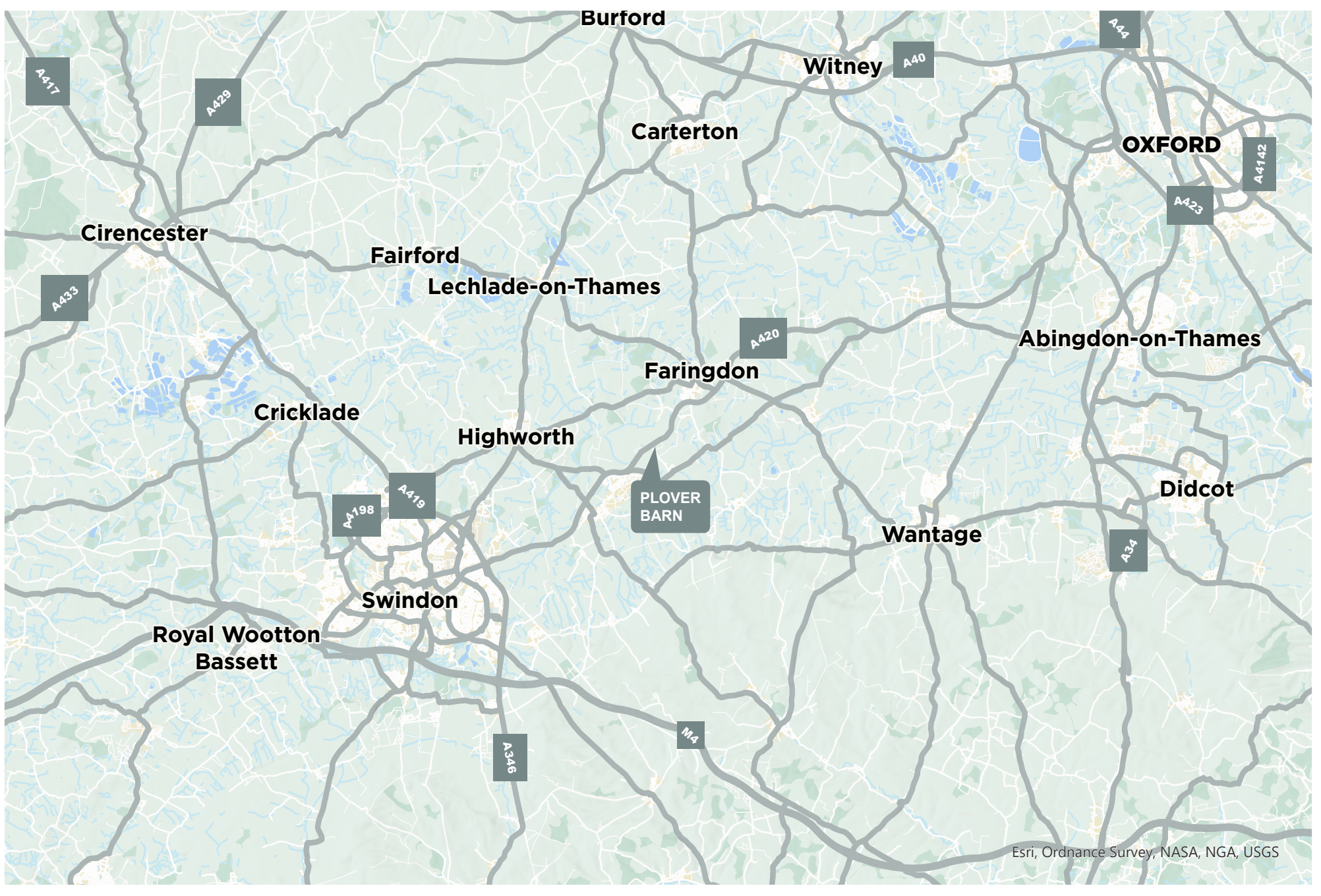
Land

Boasting an enviable outlook the land is level and wraps around the core holding to the north.

Extending to some 77 acres (31 ha) in all it is a mix of arable and well-established pasture fields with hedged or fenced boundaries. With access available from Kings Lane and the A420 there is a former telephone exchange building located on the roadside between Lots 1 and 2. A small wood framed and corrugated tin building is located to the roadside of Lot 1.

Classified as a mix of Grade 2 and 3 the land comprises a mix of freely draining, shallow lime rich soils over chalk or limestone sandy and base rich loamy and clayey soils all well suited to their current uses.





Method of Sale

The freehold title is offered for sale as a whole or in up to 3 Lots by private treaty.

Tenure & Possession

The property is anticipated to be sold with the benefit of vacant possession barring the unexpired term of on the storage barn. Further details on request.

Planning

The property has previously had planning explored on the yard without success albeit in the agents opinion there remains latent potential for redevelopment of parts.

Services

The property has mains water and electricity supplies. Heating is oil fired and drainage is to a private system. For broadband and mobile connectivity please make your own enquiries and refer to <https://checker.ofcom.org.uk/>

Wayleaves, Easements & Rights of Way

The property is sold subject to 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 proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

Sporting Timber & Mineral Rights

The mineral, sporting and timber rights are included in the sale of the freehold in so far as that are owned.

EPC ratings

EPC rating is C

Local Authority

Vale of White Horse District Council
www.whitehorsedc.gov.uk

Viewings

Viewings are strictly by appointment only and for Lot 1 to be accompanied by the selling agent.

Directions

From the Park Road Roundabout (A417/ A420 junction) outside Faringdon continue south west on the A420 for some 2.5 miles before turning left onto Kings Lane. The property is immediately on your left hand side with access to the main Lot being via the first entrance drive.



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