



Plover Barn and Associated Land

Longcot, Oxfordshire

Carter Jonas

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

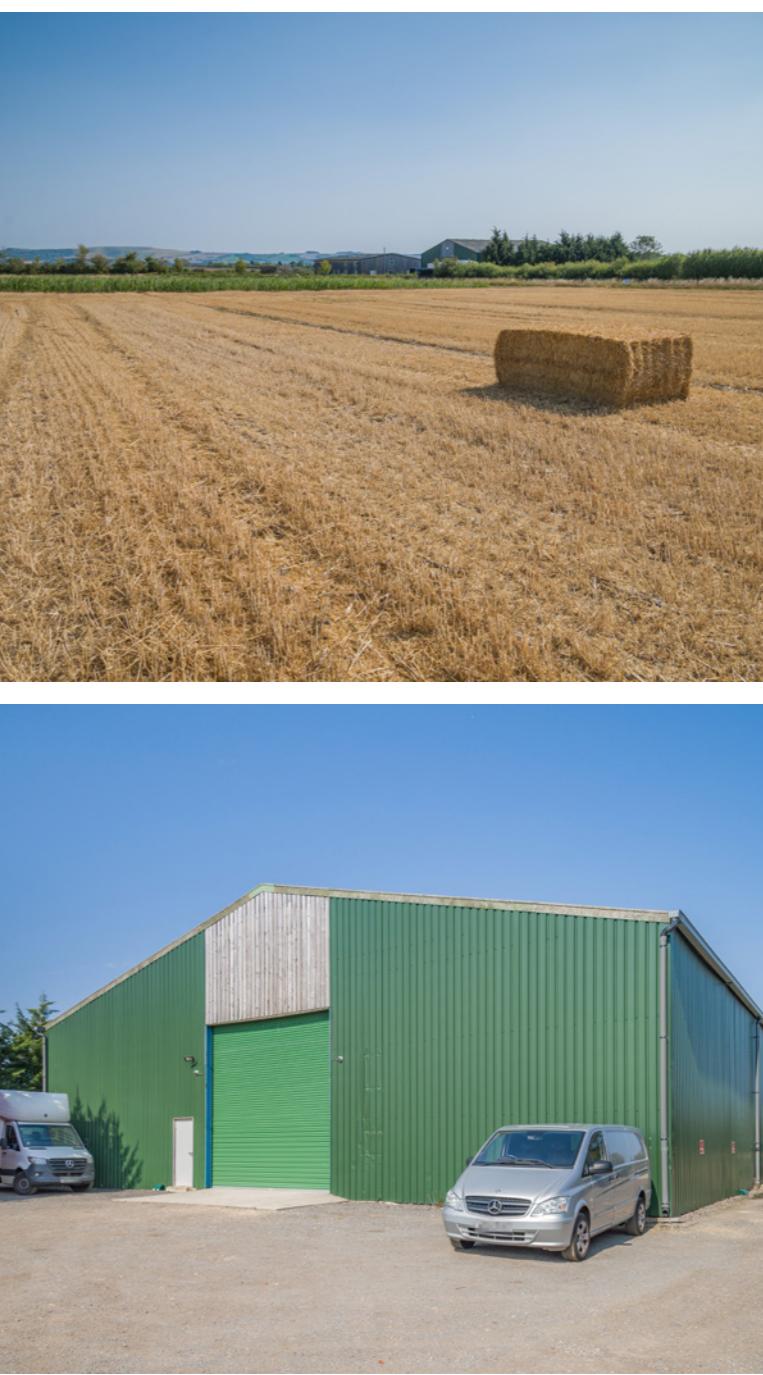
**Secluded barn conversion with
B8 barn and extensive land all
located in the heart of the Vale
of the White Horse.**

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 King Lane between Faringdon (3 miles) and Watcfield (2 miles) and located just north of Longcot village itself. Good access is available 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 within easy reach and provide access to the wider road network.

Amenities
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 Caversham and Pinewood School in Bracknell.

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 (12.8 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 (14.1 ha)).

Lot 3 Yellow: Land at King Lane being a block of level pasture with hedge 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.



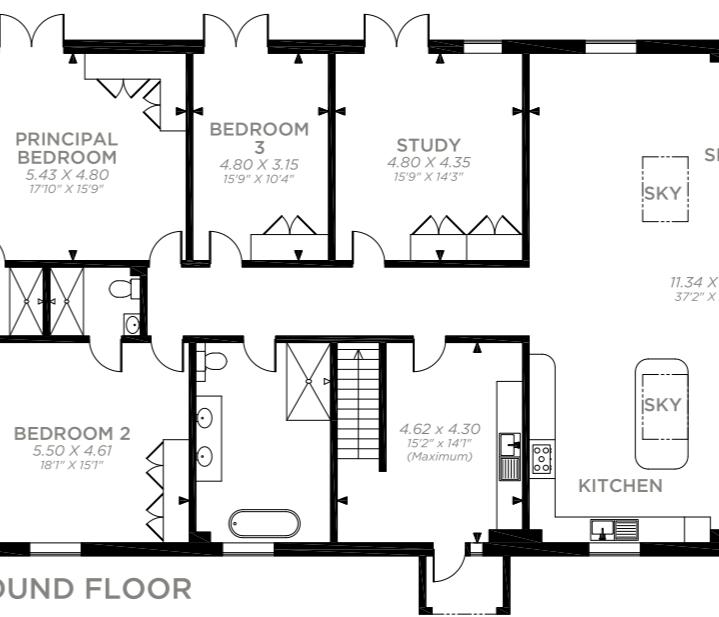
Floor plan

Plover Barn

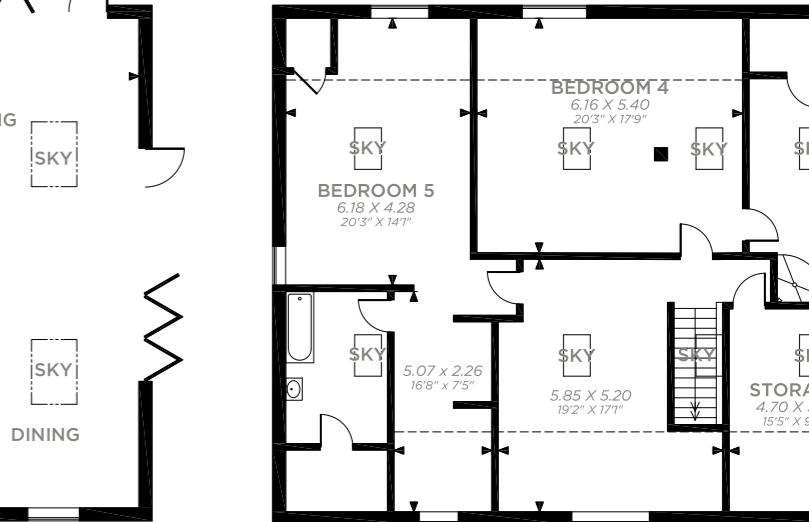
Approximate area:

Main House:

3,912 Sq Ft / 363 Sq M



GROUND FLOOR



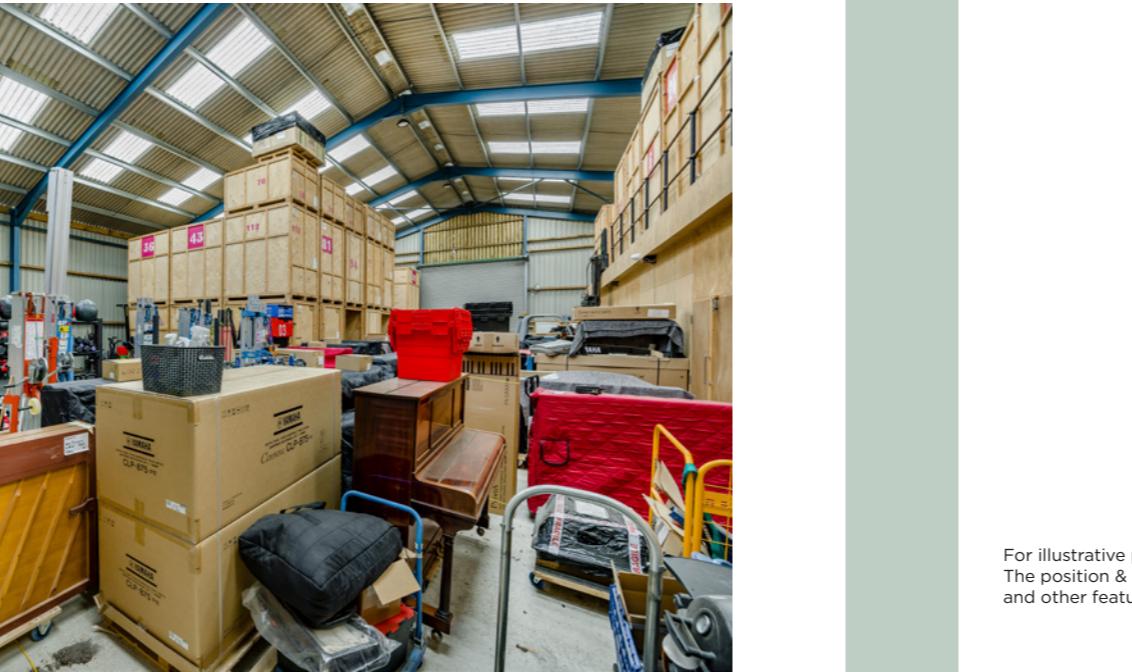
FIRST FLOOR

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.



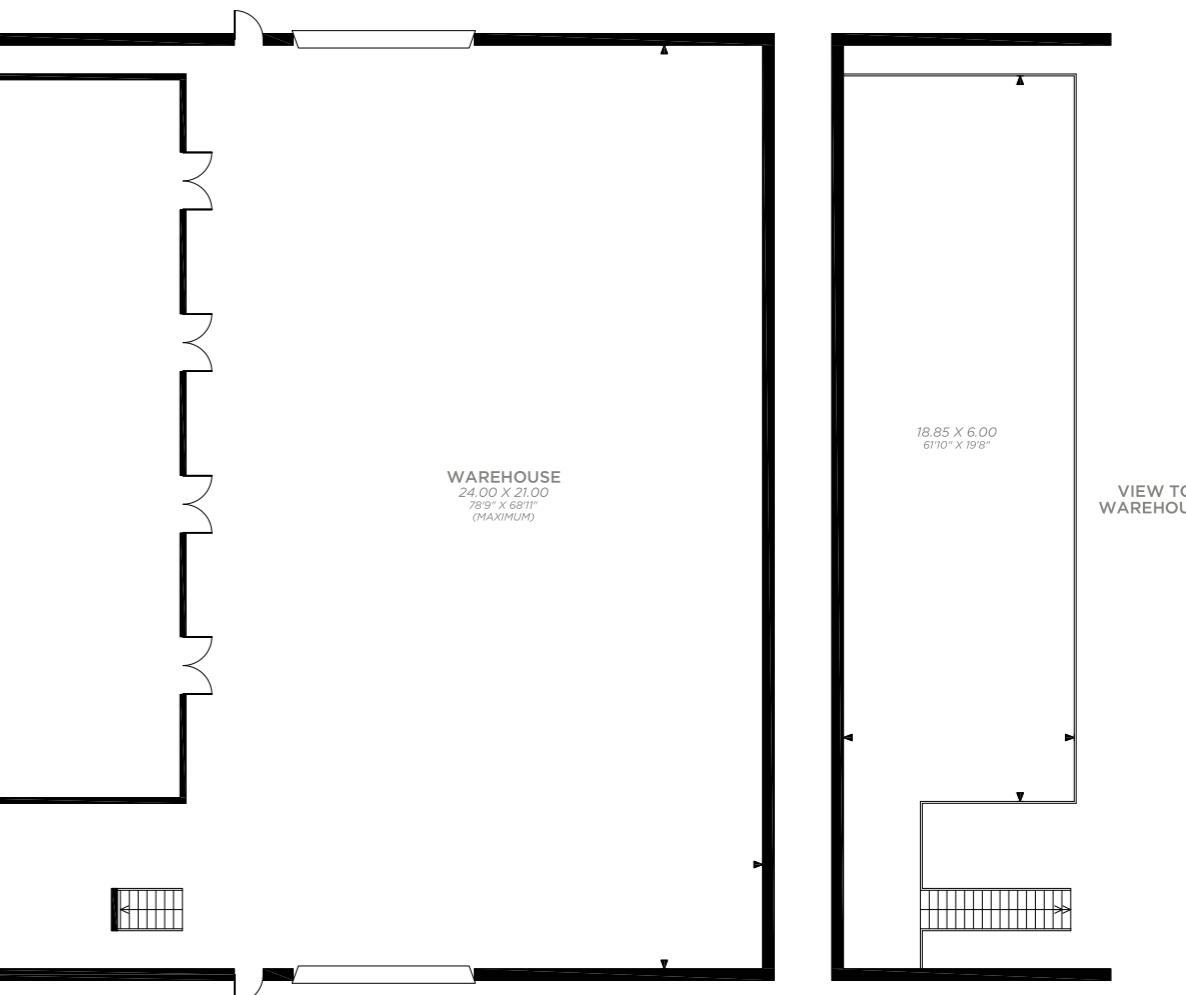
Floor plan

Plover Barn

Approximate area:

Outbuilding:

6,780 Sq Ft / 630 Sq M



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

Mezzanine Above Warehouse

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.

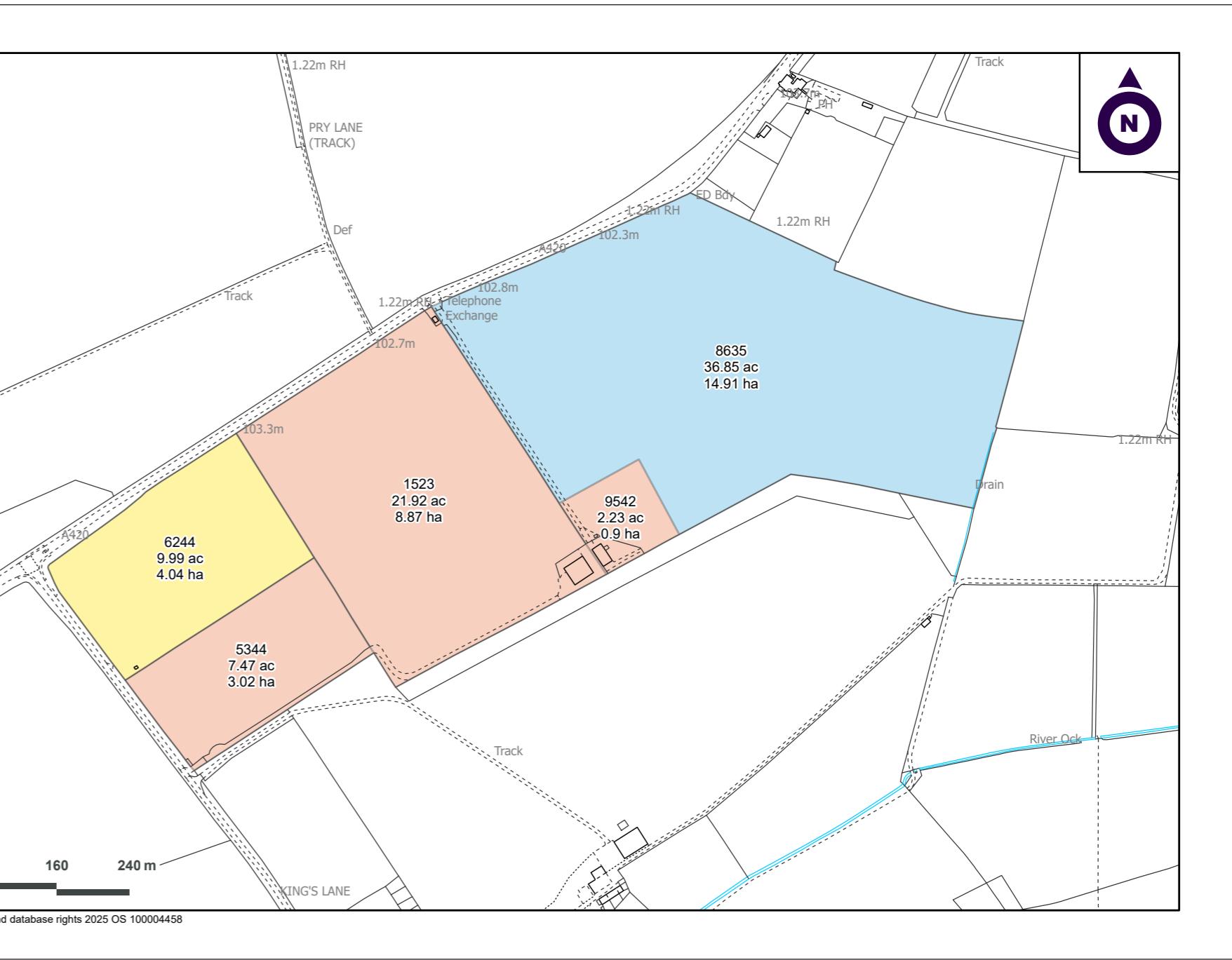
Classified as a mix of Grade 2 and 3 the land comprises a mix of freely draining, shallow lime rich soils over chalk or limestone sandy and base rich loamy and clayey soils all well suited to their current uses.

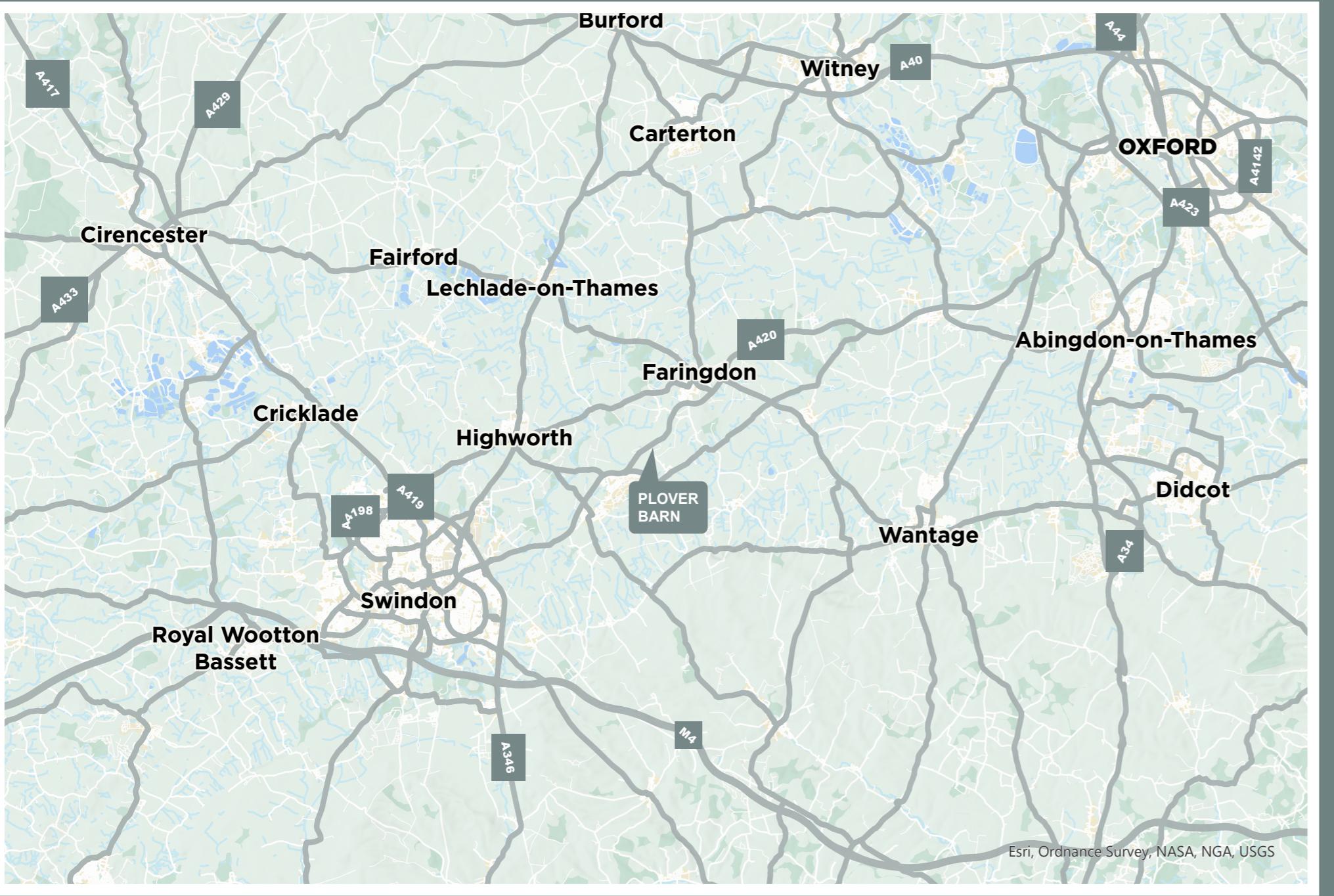


lot 2



Lot 3





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.

 **what3words**

/// boxer.binders.alerting



Oxford

07880 084 633 | andrew.chandler@carterjonas.co.uk
07890 662 098 | richard.fairey@carterjonas.co.uk
Mayfield House, 256 Banbury Road, Summertown, Oxford OX2 7DE

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.