



Alkerton Barns, Alkerton  
Nr Banbury



# Alkerton Barns, Alkerton Nr Banbury, Oxfordshire, OX15 6NN

Approximate distances:

Banbury 7 miles

Stratford-upon-Avon 14 miles

M40 (J11 & J12) 7 miles

Banbury to Oxford by rail 19 mins

Banbury to London Marylebone by rail 55 mins

Banbury to Birmingham by rail 50 mins

**A SUBSTANTIAL AGRICULTURAL STONE BARN  
WITH FANTASTIC DEVELOPMENT POTENTIAL FOR  
CONVERSION INTO ONE OR TWO RESIDENTIAL  
DWELLINGS (SUBJECT TO PLANNING PERMISSION).**

**GUIDE PRICE £750,000**







### Location

The site is located on the edge of Alkerton.

From Banbury proceed in a North Westerly direction along the Stratford Road (A422). Proceed through the villages of Drayton and Wroxton and continue for approximately 1.5 miles until the left hand turning for Alkerton and Shenington is seen. Turn left here and the barns will be seen on the left hand side at the first crossroads reached.

ALKERTON is a picturesque village with a church. It lies within half a mile of the larger village of SHENINGTON which is an extremely popular village with a well renowned primary school, public house/restaurant, parish church, doctor's surgery and pretty village green. It is located approximately 7 miles North West of nearby market town Banbury. There are comprehensive leisure and shopping facilities in Banbury and Stratford upon Avon and further afield at the renown Bicester Village. Excellent communication exist via the M40 at function 11 and 12 and Banbury railway station for London (to Marylebone non stop in about 55 minutes) and Birmingham.

Sporting activities include golf at Tamarton Heath, Rye Hill and Feldon Valley. Horse racing at Cheltenham, Warwick and Stratford upon Avon. Theatres at Stratford upon Avon and Chipping Norton and motor racing at Silverstone.

There are excellent educational facilities at all levels in the area including primaries at Sibford Gower and Shenington. Preparatory schools including the Cardus (Overthorpe) and The Croft (Stratford upon Avon). Secondary schools include the Stratford Grammar School, Warwick School, The Warriner in Bloxham and private education is available at Sibford School in Sibford Ferris, Tudor Hall and Bloxham School.

### Site Description and Opportunity

The site is currently utilised as a farmstead and as shown on the ordnance survey extract extends to circa 1.18 acres.

The barn occupies a superb position and when developed there will be far reaching views over open countryside.

Constructed of stone this traditional L-shaped stone granary barn measures approximately 615 sq meters (6600 sq ft) gross internal floor area on two floors.

Subject to planning permission the barn would convert to form a substantial two storey home or indeed even two homes.

### Services

The property is connected to mains water and electricity. Drainage rights are to be assessed.

### Wayleaves, Easements and Rights of Way

The land is sold, subject to, and with the benefit of, all existing rights including rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water. Whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of county or local authorities.

### Planning Permission

A pre-application report and consultations were conducted during August 2017. The Cherwell District Council pre-application reference number is 17/00192/PREAPP the date of the application report is 24/08/2017.

We are able to provide a copy of this upon request.



### Local Authority

Cherwell District Council . Telephone Number - 01295 252535.

Within this report the planning officer indicated that the conversion of the stone barns could potentially be achieved through permitted development rights.

It will be the purchasers responsibility to apply and gain planning permission on the site aided by the cooperation of the existing owner and his consultants who will work on relocation and provision of new farm buildings.

### Overage Clause

An additional future payment will be required under an overage clause if planning is granted for additional dwellings in the curtilage.

### Viewing

Via appointment only through the selling agent.

Prior to your visit please speak to Tom Crump for any further information.



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