

POPLARS FARM

Postcombe, Oxfordshire



BRIGGS & STONE
land & property consultants



An excellent redevelopment opportunity comprising modern agricultural buildings and pasture land, presenting residential or commercial alternative uses (STP)

Property Summary

- Rare opportunity to purchase 2 agricultural buildings with potential to convert into residential or commercial uses
- Class Q or Class R change of use (subject to planning permission)
- Suitable for agricultural or equestrian uses
- Mains water and electricity
- Well located

In all, extending to approximately 0.835 ha (2.06 acres)

For sale as a whole

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Location

Poplars Farm is situated on the edge of the Oxfordshire village of Postcombe, within the civil Parish of Lewknor. The Popular Market Town of Thame is 4 miles to the north. Access to the M40 (Junction 6) is available 2.5 miles away. Princes Risborough railway station, 8 miles away by road, offers trains to Marylebone in under 40 minutes (on selected services).

Description

Set in a position with good road frontage to both Chalford Road and the A40, Poplars Farm comprises permanent pasture, with two modern agricultural buildings with redevelopment potential. The buildings are situated close to the access point from Chalford Road. A substantial area of hardstanding lies to the east of the buildings.

In total, Poplars Farm extends to 0.835 ha (2.06 acres), subject to detailed mapping checks. The land is designated as Grade 2 under the Natural England Agricultural Land Classification Plans, being of very good quality and moderate to high fertility. The Property is within Flood Zone 1, at very low risk from flooding.

The agricultural buildings and area of hardstanding, extend to approximately 0.30 hectares (0.74 acres), arranged in the north west corner of the site, with the range of buildings as follows:

- Modern farm building with concrete floor, concrete block walls (2m), Yorkshire Boarding, steel portal frame and fibre cement roof: 12.36m x 18.39m
- Modern farm building with concrete and steel frame, concrete block walls (2m), fibre cement and timber cladding, concrete block partitions and fibre cement roofing (13.60m x 20.00m plus 5.73m x 8.94m)



Access

Poplars Farm benefits from direct access onto Chalford Road, a highway maintainable at public expense, which leads onto the A40, just 150 metres to the south. The access point is gated and immediately to the south of the buildings.

A public footpath, accessed via a stile in the south west corner of the site, runs across the Property from West to East.

Redevelopment Potential

Poplars Farm is not situated within the Green Belt or an Area of Outstanding Natural Beauty (AONB) and is not within a Conservation Area. There may be an opportunity to exploit the Permitted Development Rights for change of use into residential or commercial uses. Prospective purchasers are advised to satisfy themselves in this regard.

Alternatively, Poplars Farm is ideally suited for agricultural or equestrian uses.





General Remarks

Tenure and Possession

Poplars Farm is offered freehold with vacant possession granted upon completion.

Services

A single phase electricity supply is connected to the two agricultural buildings with a submeter. Mains water is connected and the Vendor will install a submeter. The Vendor will be responsible for recharging the purchaser for water and electricity consumption on a quarterly basis at the prevailing rate. Further information is available on request.

Overage

The buildings are sold subject to a prevailing overage provision. The overage will entitle the recipient charity 25% of any increase in value from development for a period of 30 years, expiring in 2044.

Fencing Obligations

The Vendor will install a close board panel fencing to a minimum height of 6ft along the northern boundary and maintain as their own. The Vendor will also install a stock proof fence along the eastern boundary.

Wayleaves, Easements, Rights of Way

The property is sold subject to and with the benefit of all other existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

Mineral and Sporting Rights

The Mines, Minerals and Sporting Rights, such as they exist, are included in the freehold.

Additional Land

Further land may be available by separate negotiation.

Method of Sale

Private Treaty.

Legal Costs

The parties are to bear their own costs.

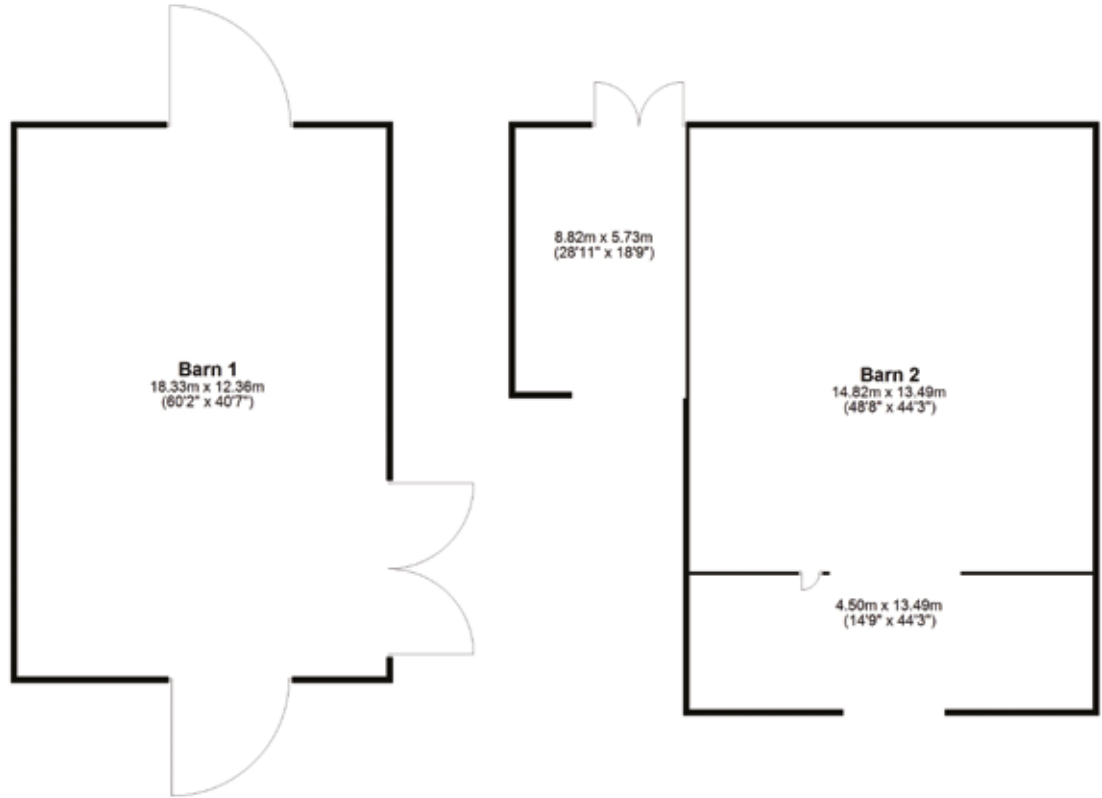
Sole Agents

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Viewings

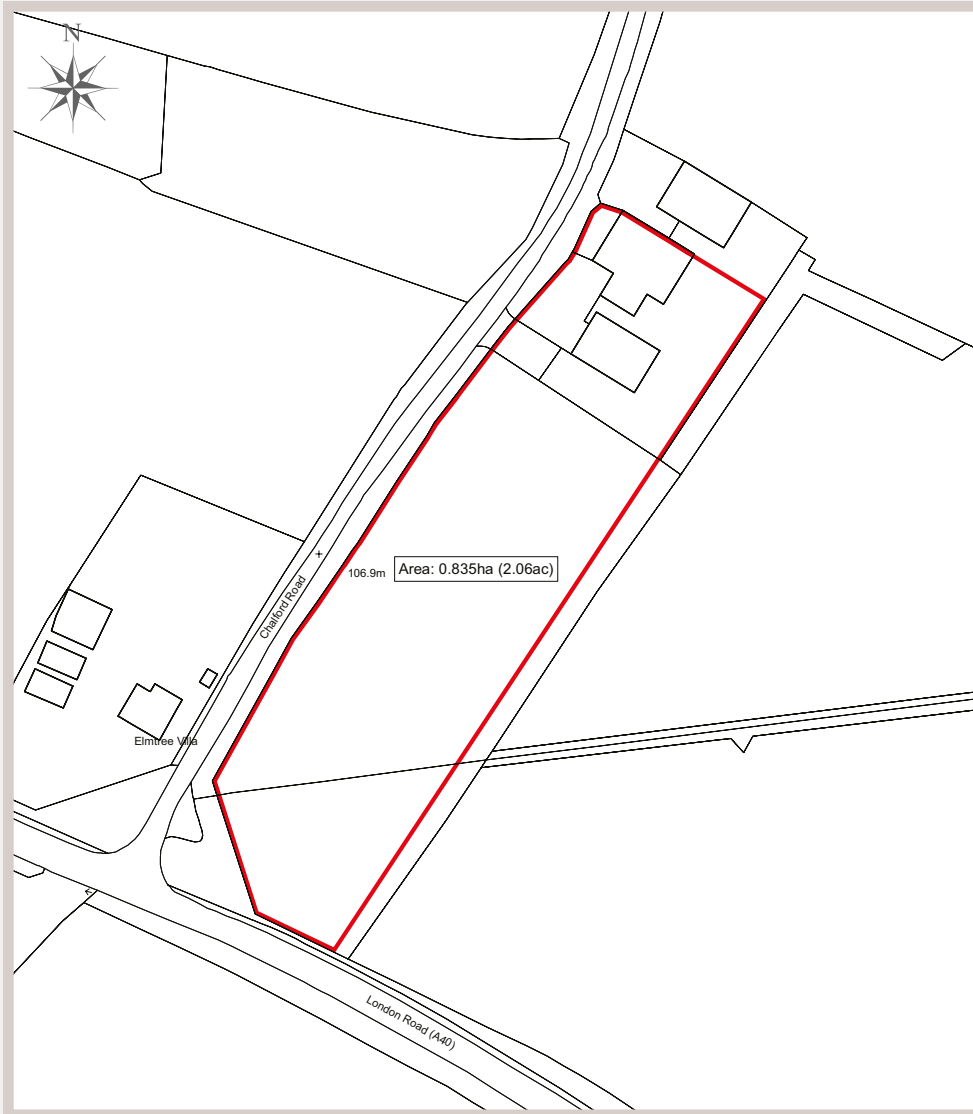
All viewings to be made by prior arrangement. Information pack available on request.

Ground Floor
Approx. 530.9 sq. metres (5811.3 sq. feet)



Total area approx. 530.9 sq. metres (5811.3 sq. feet)
(Customer: Floor plan is for marketing purposes only and is not used as a guide - 1:500 scale
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