

Windrush Manor Farm Buildings, Burford,
Oxfordshire
Development Opportunity



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Development opportunity
Favourable pre app planning for two dwellings
Highly desirable village location
Far-reaching views

Offers in Excess of £650,000

A unique rural development opportunity with favourable pre-application advice for two dwellings, spectacular countryside views and potential for a single substantial home with ancillary accommodation.

Windrush Farm Barn presents a rare opportunity to acquire a substantial rural property with considerable potential for residential redevelopment. Set within a peaceful and tranquil environment, the property forms part of a small and established community of neighbouring properties, whilst enjoying an exceptional sense of openness and privacy.

Favourable pre-application advice has been received in relation to the creation of two residential dwellings, presenting an exciting opportunity for a developer, investor or private purchaser seeking a scheme with clear residential potential. The site could also lend itself particularly well to the creation of a single substantial dwelling, with the scale and character of the existing building providing scope for an individual home incorporating generous ancillary accommodation, subject to the necessary planning consents.

The property's position is a particular attraction. Set away from the main road network and surrounded by open countryside, Windrush Farm Barn enjoys a peaceful rural atmosphere and impressive far-reaching views extending across the surrounding landscape towards the nearby estate. The outlook provides a superb backdrop and gives the site an unusually strong sense of place.

The existing setting, together with the relationship between the barn and the neighbouring properties, creates the feel of a small rural community rather than an isolated development site. This combination of tranquillity, attractive surroundings and proximity to established residential properties makes the opportunity particularly interesting for those looking to create a bespoke country residence or a small collection of high-quality homes.

Development Opportunity

The favourable pre-application position for two residential dwellings provides a valuable starting point for the future development of the site, although prospective purchasers should make their own enquiries with the relevant planning authority regarding the current position and any future proposals.

Alternatively, the property could appeal to a private purchaser looking to create one substantial country home. The site offers the potential to develop a generous principal residence with extensive ancillary accommodation, subject to planning, providing an opportunity to create a highly individual home tailored to modern family living.

The property's rural setting, views and existing community context provide a strong foundation for a sensitively designed scheme that makes the most of its surroundings.



Outside and Access

The surrounding land and setting provide an attractive rural environment, with open countryside immediately contributing to the property's sense of space and tranquillity. The far-reaching views towards the nearby estate are a particularly notable feature and would provide an exceptional outlook from any future dwelling or dwellings.

The rights to create a private driveway are also included within the sale providing the opportunity (subject to planning and other statutory consents) to secure a dedicated access to the property. At present access is via a shared driveway.

Situation

Windrush Farm Barn occupies a peaceful rural position within a small community of neighbouring properties, surrounded by open countryside and enjoying a particularly attractive outlook across the surrounding estate.

The location offers the opportunity to enjoy a genuinely rural lifestyle while remaining within reach of established towns and villages, providing access to everyday amenities, independent shops, cafés, restaurants and leisure facilities.

The surrounding countryside provides an abundance of opportunities for walking, cycling, riding and other outdoor pursuits, while the wider area offers an excellent choice of country pursuits and attractions.

The combination of its peaceful setting, far-reaching views, established neighbouring community and residential development potential makes Windrush Farm Barn an unusually versatile proposition.

General

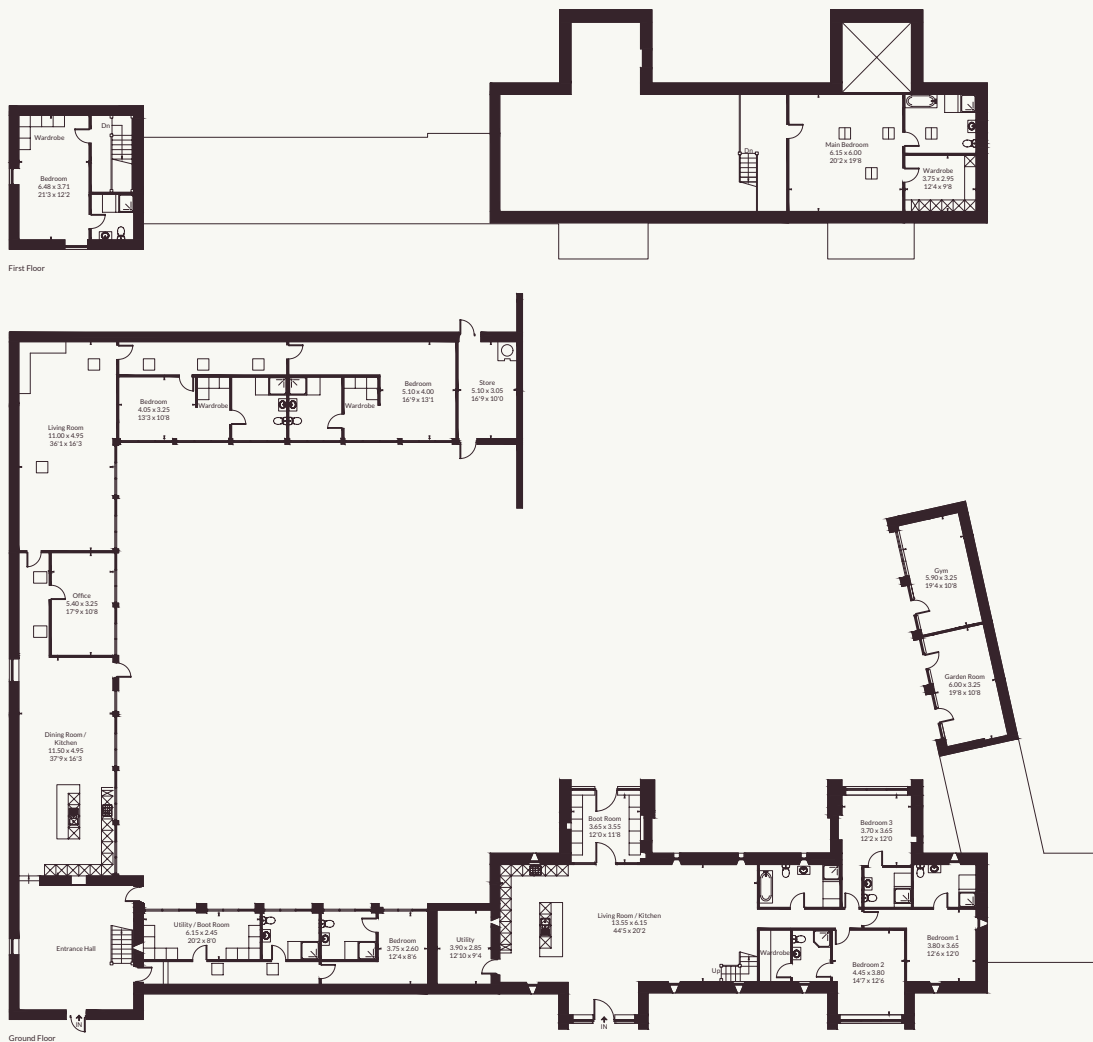
Development Potential: Favourable pre-application advice for two residential dwellings
Alternative Use: Potential for a single substantial residence with ancillary accommodation, subject to the necessary planning consents
Access: Currently via a shared driveway but with rights to create a separate driveway subject to planning and other consents.
Services: Currently no services are connected but the sale includes easement rights to connect into those required.
There is a restrictive covenant over the land to the East
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Approximate Floor Area = 675.8 sq m / 7274 sq ft (Excluding Void)

Outbuilding = 39 sq m / 420 sq ft

Total = 714.8 sq m / 7694 sq ft



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Planning: Prospective purchasers are advised to make their own enquiries with the relevant planning authority in respect of the pre-application position, development proposals and any necessary consents.

Viewings: Strictly by appointment through the vendor's selling agents.

Important Information

The favourable pre-application position should not be regarded as planning permission. Purchasers should satisfy themselves as to the planning status of the property, the scope of any proposed development, access arrangements, services and all other matters relating to the future use and development of the site. Please note, some images have been digitally altered.

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