



THE TITHE BARN

Manor and Dovehouse Farm, Cuddesdon, Oxfordshire, OX44 9HG



An outstanding barn conversion opportunity

Occupying an elevated position with stunning far reaching countryside views

DESCRIPTION

The Grade II listed Tithe Barn lies to the south of Cuddesdon village in an elevated position affording beautiful views south and east over open countryside.

Having recently undergone restoration and stabilisation works to support the roof, the Tithe Barn now offers an exceptional opportunity for prospective purchasers to create a unique, contemporary dwelling with bespoke internal and external features within an historic rural setting.

Careful consideration has been given to the design of the proposed conversion which seeks to maximise use of the generous internal space, whilst respecting the existing form and features of the building.

The proposals include provision of sheltered car parking in an open barn set apart from the main Tithe Barn, alongside bin and cycle storage. Furthermore, landscaping designs have been set out for the circa 1,200 sq m of private grassed amenity associated with the development.

Full planning and listed building consent was granted in February 2019 for the conversion of this character building, which forms part of a wider planning permission to redevelop Manor and Dovehouse Farm. Further details of this are contained within this brochure and are available upon request.

The boundary of the Tithe Barn and its associated amenity land, extending to 0.75 acres (0.3 ha) is indicatively illustrated within the sales plans. The Tithe barn is available for purchase in isolation or as part of the wider development. Please contact the agents for further information.

SITUATION

The Tithe Barn is located within the village of Cuddesdon, South Oxfordshire, situated c. 5.6 miles (9 km) to the south east of Oxford and c. 1.7 (2.7 km) south of Wheatley. Cuddesdon parish has a population of approximately 510 people (2011 census) and is home to Ripon College, the largest theological college in the Church of England, with close ties to Oxford University.

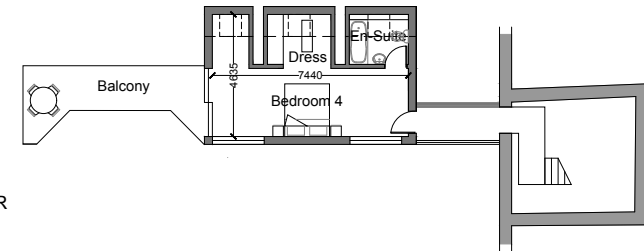
Cuddesdon benefits for the proximity to Oxford and good transport links, with junction 8 of the M40 c. 2 miles (3.2 km) to the north east and junction 7 of the M40 c. 3.1 miles (5.0 km) to the east. Oxford railway station is approximately 8.8 miles (14.2 km) from Cuddesdon, providing services to London Paddington from the west and the north. Haddenham and Thame Parkway c. 10.4 miles (16.7 km) which provides Chiltern Line services to London Marylebone and the north.



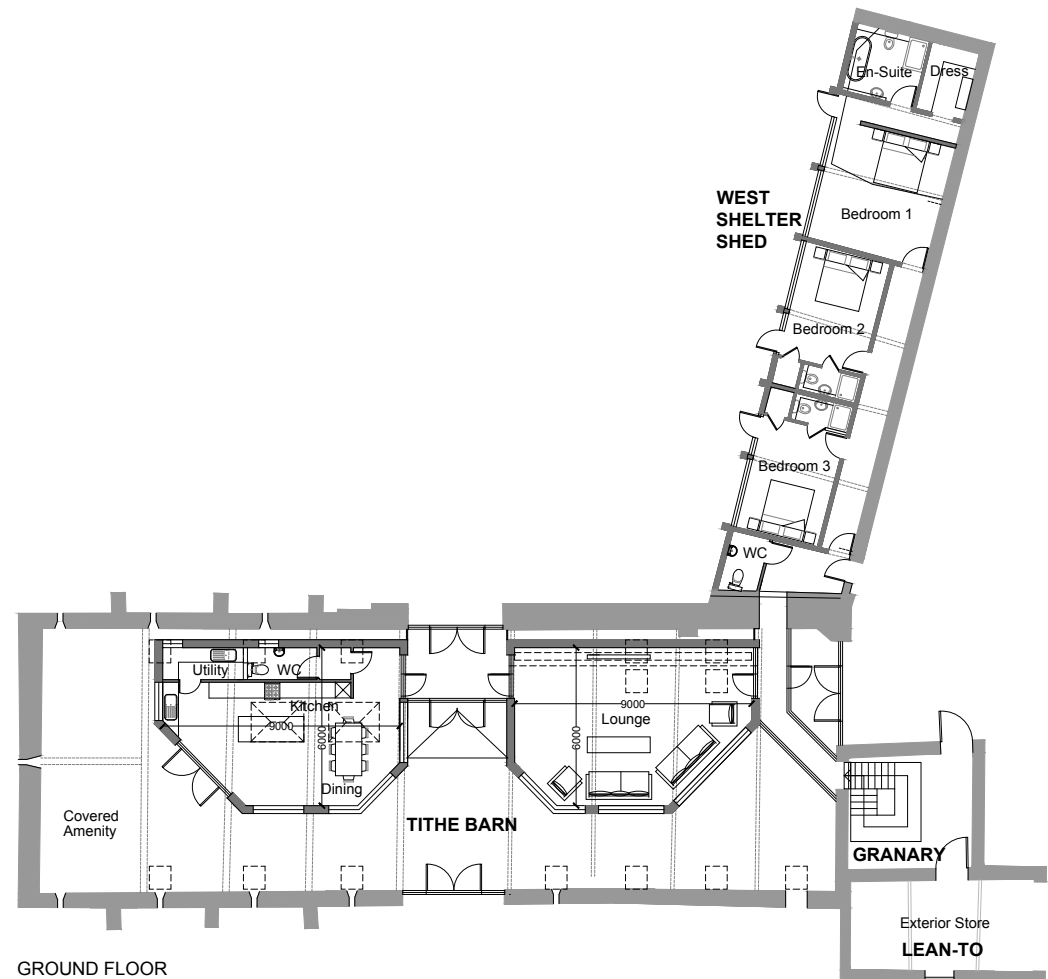


PLEASE REFER TO THE STATEMENT OF REMEDIATION PROPOSALS BY GLYME STRUCTURES FOR THE DETAILED DESCRIPTION OF THE ELEMENTS AND LOCATION OF THE PROPOSED REMEDIATIONS

PLEASE REFER TO THE HISTORIC BUILDING IMPACT ASSESSMENT BY COTSWOLD ARCHAEOLOGY FOR A DETAILED APPRAISAL OF IMPACT OF THE PROPOSED SCHEME ON THE BUILDING



FIRST FLOOR



GROUND FLOOR

PLANNING

The Tithe Barn benefits from detailed planning permission to be converted into a unique residential dwelling, providing the following accommodation:

LOT 1	Thite Barn Conversion	Proposed Floor Area	
		Sq Ft	Sq M
	Gross Internal Area	2,723	253.0
	Internal Amenity Area	1,841	171.0
	Sub-Total	4,564	424.0

Please note that the floor areas have been approximated and Savills cannot be held liable for their accuracy. We recommend that parties satisfy themselves as to the Gross internal floor areas.

The extant planning consent was granted under planning application reference P17/S4413/FUL and listed building consent reference P17/S4414/LB. Further planning details and drawings are available within the online information pack.

Whilst linked to the wider development via the planning consent, the Tithe Barn is developable independently and without responsibility towards the S106 commitments associated, responsibility of which will fall to the purchaser of the remainder of the site.

LEGAL

The land forms part of a wider landholding, currently held under the land registry title reference ON336524. A copy of the title register is available within the online information pack.

RIGHTS, RESERVATIONS & OBLIGATIONS

Please note the following rights, reservations and obligations associated with the purchase of the Tithe Barn which is delineated by the blue line boundary in the associated plan:

- The purchaser of the Tithe Barn will need to demolish agricultural buildings adjacent to the west of the Tithe Barn structure;
- The Tithe Barn will benefit from a private access;
- The Tithe Barn will benefit from a right of way over Access 1;
- The owner of the Tithe Barn will have an obligation to contribute towards the maintenance of Access 1;
- The owner of the Tithe Barn will be obligated to maintain the eastern, northern and western boundaries of the property.

Further information on rights, reservations and obligations is available via the online information pack.

SERVICES

Although details of services are available as part of the information pack, interested parties are advised to make their own enquiries to the supply companies in respect to their specific requirements in terms of the ability to connect and confirmation of sufficient capacities.

INFORMATION PACK

A detailed information pack is available online upon request. The pack includes copies of the planning consent, approved drawings, design and access statement and a structural report relating to stabilising works carried out on the Tithe barn.

Information is also available on the wider planning consent and details of proposals for the rest of the site including demolition and technical and ecological surveys that have been undertaken to date.

ADDITIONAL INFORMATION

Purchasers should be aware of the following information:

- The existing buildings contain a number of asbestos roof panels, the removal of which will have to be carefully managed. An asbestos survey is included within the information pack.
- Japanese Knotweed was identified and is undergoing a treatment plan on the eastern boundary of the property. No action is required from the purchaser of the Tithe Barn but it should be noted that they may wish to be informed of the continued treatment.



WIDER PROPOSALS

The remainder of the site benefits from full planning permission to deliver the following proposed scheme:

Plot	Type	Proposed floor area	
		Sq Ft	Sq M
1	Converted House	1,569	145.8
2	Converted House	2,210	205.3
3	Converted House	2,423	225.1
4	New Build House	1,201	111.6
5	New Build House	1,047	97.3
6	New Build House	868	80.6
7	New Build Maisonette	660	61.3
8	New Build Maisonette	660	61.3
TOTAL		10,638	988.3

Please note that the floor areas have been approximated and Savills cannot be held liable for their accuracy.

Full planning details and drawings are available within the online information pack.

Savills are also marketing the wider site as a development opportunity. If you would like further information about this, please contact the agent.

METHOD OF SALE

Offers are invited from interested parties by informal tender on Thursday 18 July 2019. Please note that the Vendor will not be obligated to accept the highest or any other offer.

In order that we are able to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- Specify any assumptions made in relation to anticipated abnormal development costs;
- Confirmation of your expected timescales for exchange and completion of contracts;
- Provide details of how you propose to fund the purchase;
- Provide any other information that you feel should be taken into consideration in the assessment of your bid.

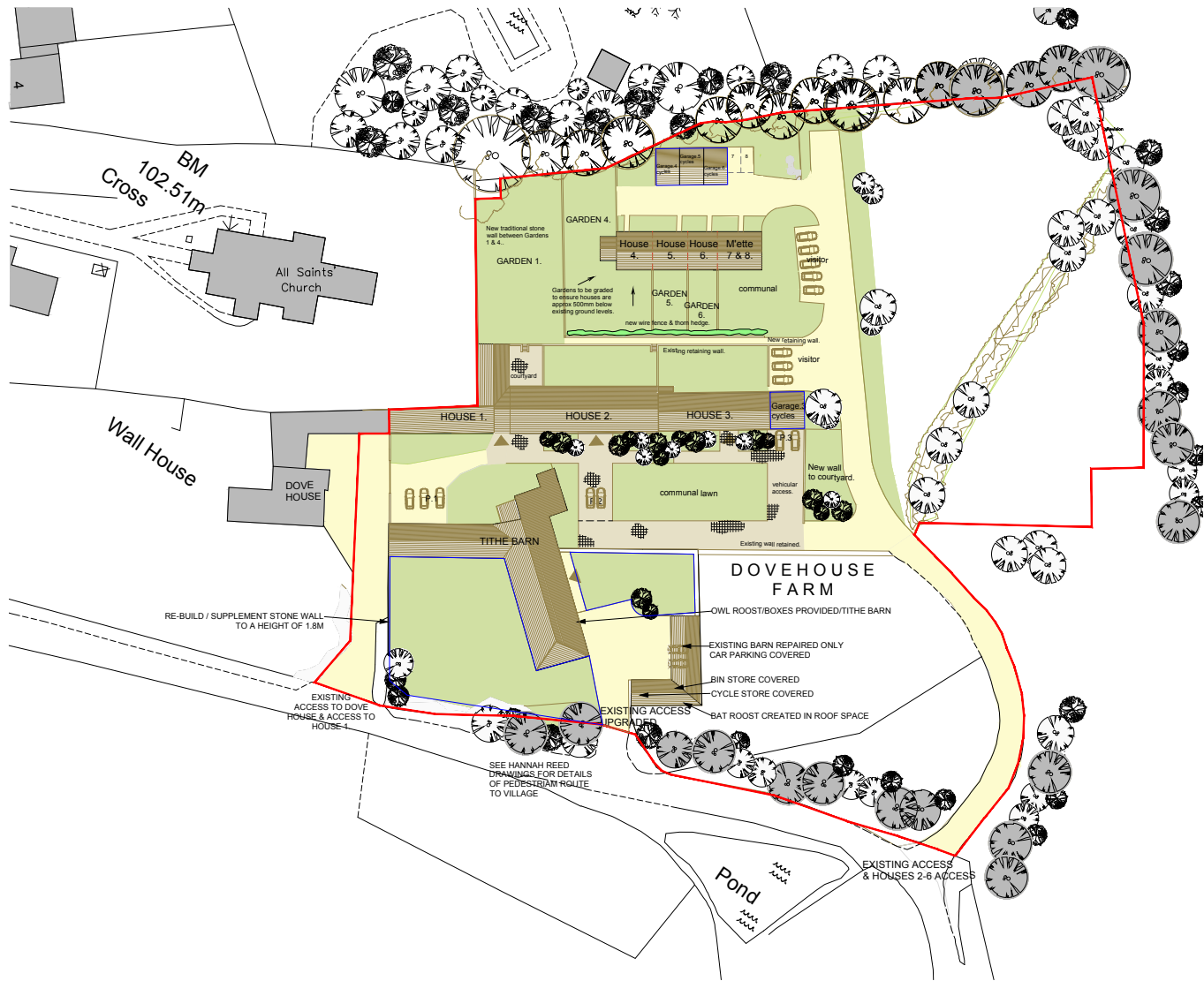
Any offers will be considered alongside other offers received for both the Tithe Barn in isolation and offers for the wider development and Tithe Barn as a whole. Savills will contact bidding parties with follow up information as appropriate following receipt of offers.

VIEWINGS

Viewings by appointment only – please contact Savills to arrange. Please note that appropriate footwear and protective clothing should be worn to visit the site. Please note that Savills do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

LOCAL AUTHORITIES

South Oxfordshire District Council: www.southoxon.gov.uk
Oxfordshire County Council: www.oxfordshire.gov.uk





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