



Hill Farm Barns Commercial Development Site

Oxenton, Cheltenham, Gloucestershire, GL52 9SE

A fantastic edge of Cotswolds commercial development site offering two barns with Class R prior approval consent for flexible commercial use and land extending to 1.86 acres in a very accessible location within the settlement of Oxenton offering a prime commercial development opportunity.

- Excellent location within the settlement of Oxenton and close to the A435/ A46 •
- Two barns with class R consent for flexible commercial use •
- Of interest to development and investment purchasers •
- Extending to approximately 1.86 acres (0.75 ha) •



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A fantastic commercial development opportunity in the popular edge of Cotswolds settlement of Oxenton with excellent access to the A435 and A46 providing direct transport links to Cheltenham, Tewkesbury, and the primary motorway networks of the M50 and M5.

Location & Situation

The site is well located in the village of Oxenton within the stunning Cotswolds Area of Outstanding Natural Beauty, with an excellent position, situated at the southern end of the village. The village road directly north of the site connects directly onto the A435 to the west, providing direct access to Bishops Cleeve and Cheltenham to the south and the A46 to the north. Oxenton is well positioned, being equidistant to the towns of Cheltenham and Tewkesbury with the M5 at Tewkesbury providing direct motorway access to the cities of Worcester and Birmingham to the north and Bristol to the south.

Description

Hill Farm Barns offers two agricultural barns that have Class R consent for change of use to flexible commercial use, with yard area, set in a rectangular paddock extending to approximately 1.83 acres. The planning consent allows for the change of use of the buildings as well as a parking area to the west of Barn A. Barn A currently has permission for use as an office and Barn B (smaller) use for storage. Alternative flexible uses may be possible subject to the applicants seeking prior advice and consent from the Council.

The barns offer a cumulative floor space of 438 Sqm with Barn A extending to 343 Sqm and Barn B extending to 95 Sqm. The positioning of the barns and the location offers the potential for someone to develop a useful ringfenced commercial site.

Access to the site is via the village road to the north which connects directly to the A435 to the west. In all the site extends to approximately 1.86 acres (0.75 ha).



Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not.

Services

Electricity and mains water are available close by but interested parties must rely upon their own due diligence in respect of utilities and connections.

Planning

Planning Consent was granted under Planning Application Reference 20/00821/PDAFU dated 22nd March 2021, for the "Change of use of agricultural buildings to flexible commercial use" (Class R).

Whilst Class R allows for the change of use of buildings, the physical works necessary to bring the buildings into the proposed use would need to be the subject of a separate full planning application.

A copy of the Planning Consent Decision Notice is available from Powells on request. The full Class R details can be found on Tewkesbury Borough Council's website.

Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the land by any other alternative sale method to conclude the sale.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars and subject to prior notification of the agent. No vehicles are permitted to be taken onto the land.

Directions

From Junction 9 of the M5 at Tewkesbury take the exit in the direction of the A46 (east). Continue on the A46 for 1.6 miles until you reach a crossroads. Take the right hand turn onto the B4079 towards Pamington/Bishops Cleeve/Cheltenham. After 1.5 miles at the junction turn right onto the A435. After 0.4 miles take the exit left to Oxenton. Continue on the village road for half a mile. After passing the church on your left turn right. Continue to the end of the lane and the land and barns will be directly in front of you.

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Singleton Court Business Park, Wonastow Road, Monmouth NP25 5JA
T 01600 714140 E enquiries@powellsrural.co.uk W www.powellsrural.co.uk

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