

FOR SALE Freehold residential development site with planning permission for five new dwellings and adjoining farm house & barn for conversion/refurbishment, located on the southern edge of North Leigh, near Witney.



Common Farm, Common Road, North Leigh near Witney

33 Market Place, Wantage, Oxon OX12 8AL t. 01235 763561 e. cda@greenand.co.uk www.greenand.co.uk

Description

A development site with planning permission for the “Demolition of existing barns. Erection of five dwellings and associated works including alterations to access.” along with an existing farm house & adjoining barn requiring refurbishment which may suit either conversion to a separate dwelling or additional accommodation, all subject to consents (additional information available upon request). The site is situated on the southern edge of North Leigh, which is approximately 3m northeast of Witney where a wide range of amenities can be found.

Planning permission

Granted by West Oxfordshire District Council (WODC), Council Offices, Woodgreen, Witney OX28 1NB (Tel. 01993 861000) on 01/04/2025. Application reference: 24/01992/FUL.

The decision notice and related plans can be seen at:

<https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHHTX4RKJMBoo>

Sales pack

A sales pack containing the approved plans and associated documents is available via the following Dropbox link:

<https://www.dropbox.com/scl/fo/lqpn2sftgr6llt5ryj9kv/ANDifYFE434xm2HBe8lOzHg?rlkey=xfeov5suymk9rdwk4jch4uzke&dl=o>

Price

Offers in excess of £850,000 are sought.

Access

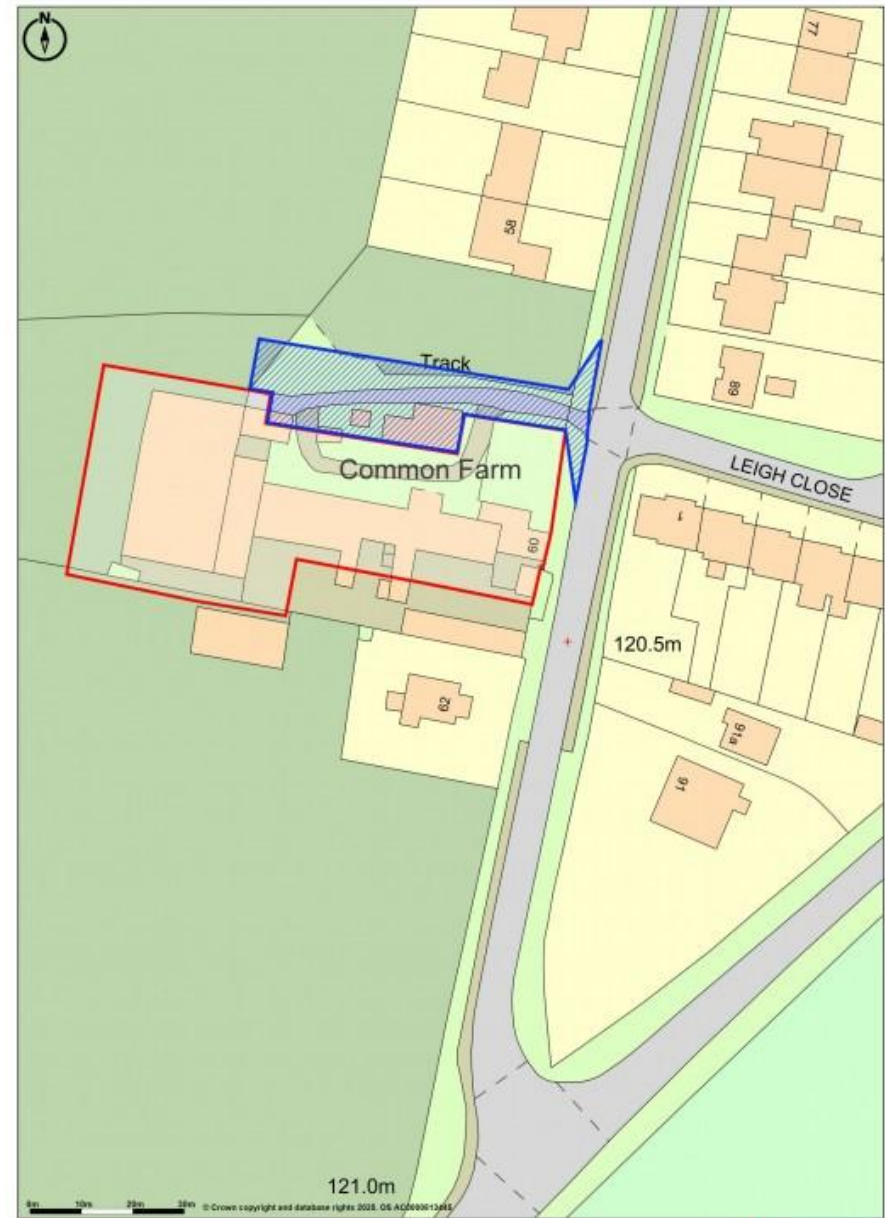
Vehicular and pedestrian access will be granted at all times/for all purposes over the land hatched in blue (shown overleaf) along with rights to lay services under it.

Viewing

Strictly by prior appointment during usual business hours Monday to Friday only as the existing buildings are in use. Contact the sole agent Green & Co Commercial and Development Agency via Tel. 01235 773417 ref JC or email james.carroll@greenand.co.uk what3words: perch.performs.napkins or postcode: OX29 6RB.

Common Farm - Proposed Site Plan





Promap © Crown Copyright and database rights 2025. OS AC0000813445
 LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4



GREEN & CO
 DEVELOPMENT

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.