

An aerial photograph of a farmstead. A large, rectangular building with a red roof is highlighted with a red outline. The building is situated in a cluster of other smaller buildings and structures. The surrounding area consists of green fields and a road that runs diagonally across the bottom right of the image.

For Sale

**Residential
Development Site**

Warrington Road
Olney
Buckinghamshire
MK46 4DU

Farmstead with Prior Approval for the conversion
from agriculture to four residential dwellings

Sherwill Drake Forbes 

Farmstead with Prior Approval for the conversion of a range of agricultural buildings to four residential dwellings.

**Warrington Road, Olney
Buckinghamshire, MK46 4DU**

Summary

Longlands Farm provides an excellent rural development site for four dwellings but with the convenience of nearby amenities.

Olney is less than a mile to the south, Northampton is 10 miles north west and Bedford 10 miles south east.

The market town of Olney provides local stores, schools, pubs and restaurants, sports clubs, a weekly market and a monthly farmers' market.

The Site

The site is a farmstead of approximately 0.76 acres including a courtyard of traditional brick and stone barns and a range of modern portal framed agricultural buildings.

The property sits in an elevated position offering views of the surrounding countryside in all directions.

Access is off the Warrington Road which provides good transport links to Olney, Northampton, Bedford, Milton Keynes and the M1 motorway. Bedford and Milton Keynes offer excellent train connectivity to London.



Planning Permission

Prior Approval was granted under Class Q of the Town and Country (General Permitted Development) Order 2015 for the conversion of the buildings to four residential dwellings. Comprising 3 × 3-bed units and 1 × 1-bed unit.

The permission was granted by Milton Keynes Council on 26th July 2022 under application reference **22/01434/PRIOR**.

The approved building dimensions are listed below and these areas can be seen shaded blue on the plan:

Barn 1 – 48.1m² with 45.8m² of curtilage

Barn 2 – 167.5m² with 120.2m² of curtilage

Barn 3 – 138.7m² with 123.7m² of curtilage

Barn 4 – 150.5m² with 150.0m² of curtilage

Unallocated parking – 27.5m²

All planning documents can be viewed in the data room. Access will be provided on request.

Tenure

The freehold of the property is for sale and vacant possession will be provided on completion. Rights for access and to lay services will be granted over the route marked brown on the site plan.

Services

Interested parties are advised to make their own investigations into services that need to be connected into the site.

Boundaries

The red line boundary shown on the covering page is for identification purposes only and may be negotiable.

Site Plan



Potential purchasers should satisfy themselves with the boundaries by viewing them on site.

Viewings

Access to the site can be arranged by appointment through Sherwill Drake Forbes.

Method of sale

The property is to be sold by private treaty via an informal tendering sale method. Parties will be notified if a best and final offers bidding date is set.

Location Map



The property is offered for sale as a whole.

All bids are to be on an unconditional basis.

VAT

The sale will be subject to VAT at the standard rate.

Contact

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Floor Plans



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