

Tel: 01844 261121
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk

FIELDS

commercial property
land and new homes

To Let

Goulds Grove, Old London Road, Ewelme, OX10 6PX

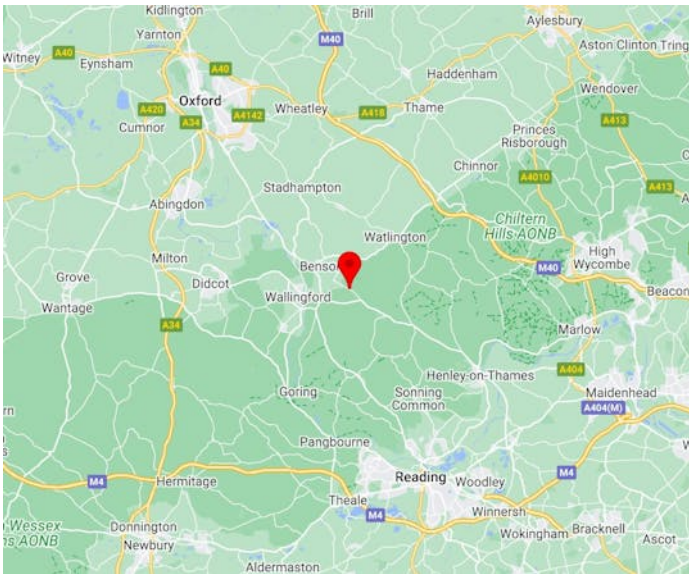


**Appealing Curtilage Listed Barn Complex With Planning Permission
For Conversion Into Office Suites, Space Available Up To 3,475 Sq Ft.
Size: 1,737 - 3,475 Sq Ft**

Fields Commercial | The Old Saracen's Head | 7 Buttermarket | Thame | Oxfordshire | OX9 3EW

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- Listed Barn with Planning Permission for office conversion
- Offices up to 3,475 Sq ft. Alternative uses considered Subject to Planning
- Traditional barn elevations and features with modern facilities
- 18 parking spaces

EPC - EPC exempt - Listed building

Location

Ewelme is a village and civil parish in the Chiltern Hills in South Oxfordshire, 2.5 miles (4 km) north-east of the market town of Wallingford. The premises is located on Old London Road, which is off the A4130.

Description

An attractive curtilage-listed barn complex with planning permission for conversion for up to 4 Office Units arranged over ground and mezzanine floors and accessed from parking area to the rear of the building. Doors on the rear elevation open into an entrance vestibule that provides access into independent office suites.

The building is of traditional timber frame construction with attractive feather-edge cladding, glazed sections and well-specified interior. Appealing to tenants seeking an out-of-town semi-rural location.

Alternative uses may be considered subject to planning.

Rates

The property falls within South Oxfordshire Council rating authority.

Rateable Value to be assessed

Terms

New lease/s available on flexible terms

Rent: On application

Viewing

Strictly by appointment with the agent.

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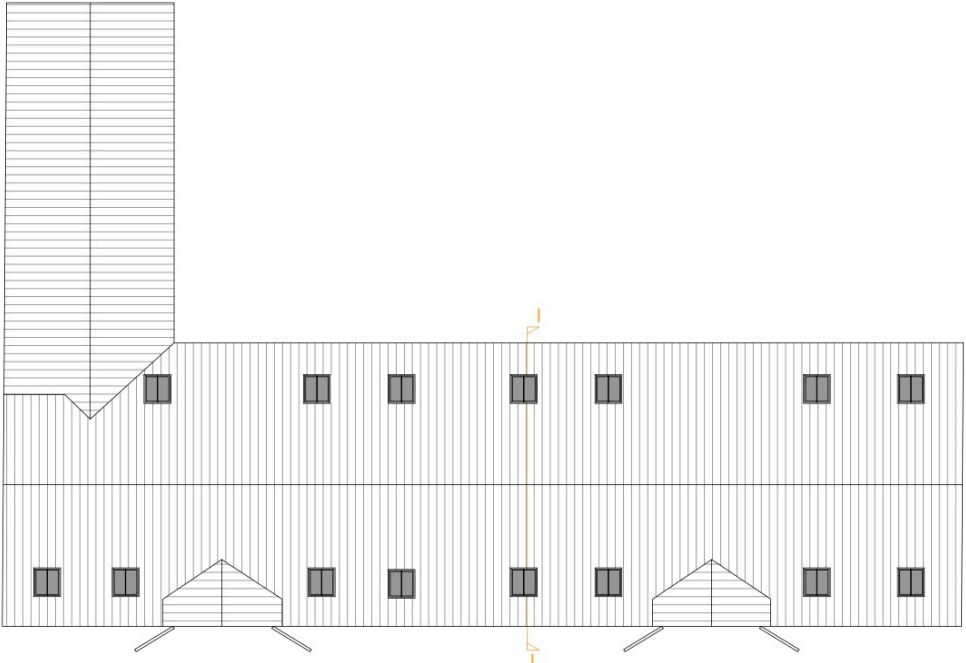


NOTES:
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 ALL DIMENSIONS ARE TO BE CHECKED AGAINST ACTUAL SITE
 DIMENSIONS BEFORE ANY WORK IS FABRICATED

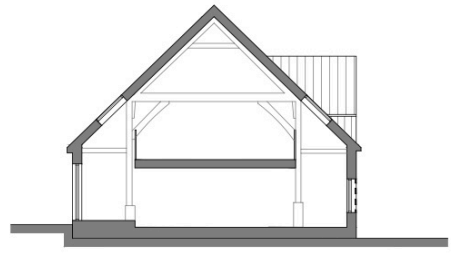
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REVISIONS

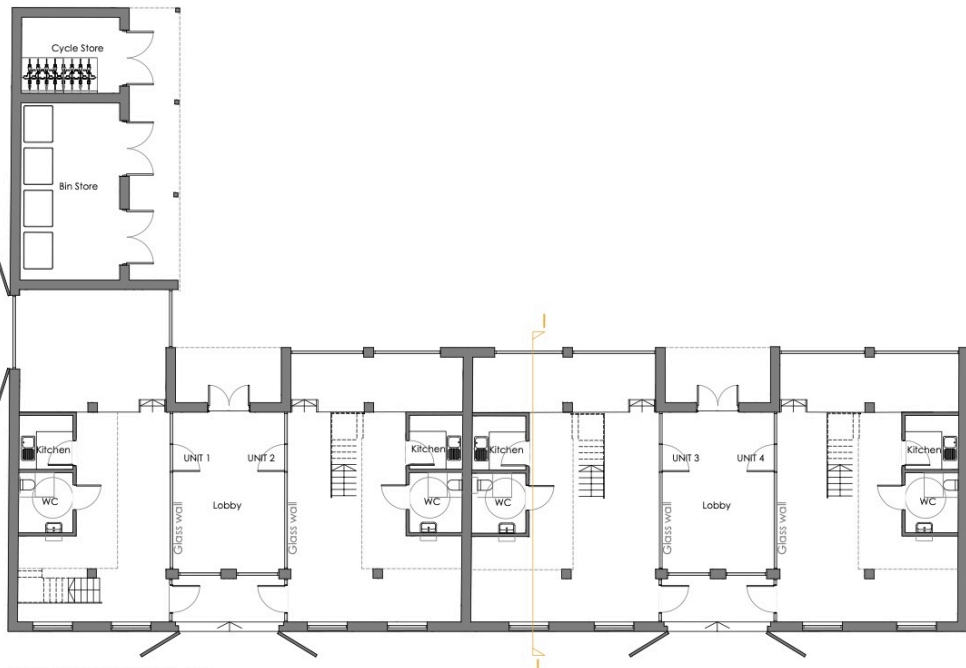
Rev.	Date	Description



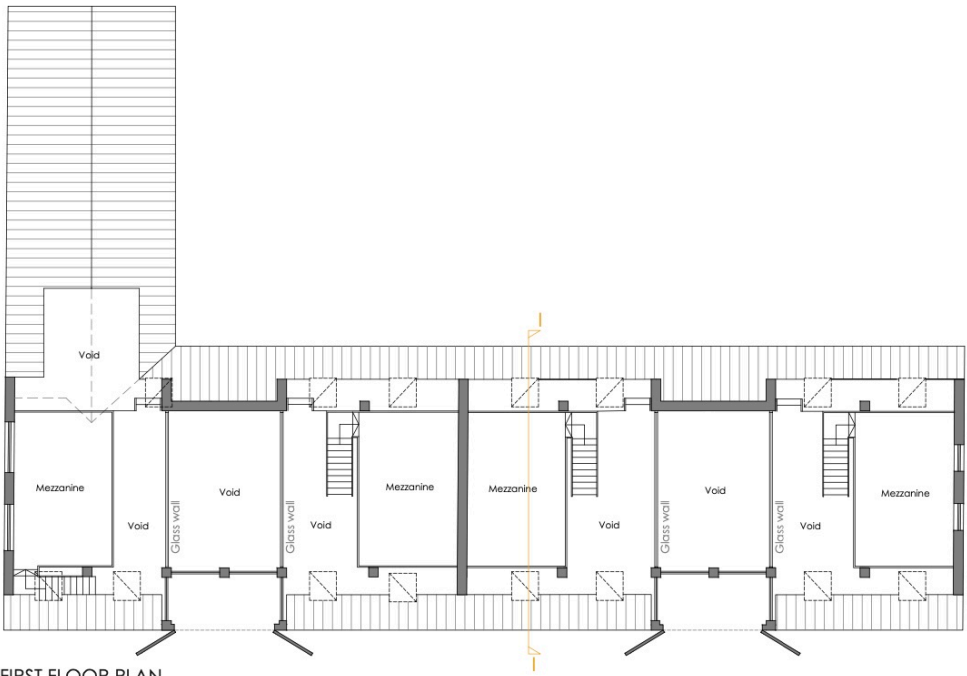
ROOF PLAN



SECTION I - I



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Client :
**ST JOHN HOMES
 (THAMES VALLEY) LTD**

Job :
**GOULDS GROVE
 EWELME**

Drawing Title:
**THE MAIN BARN
 PROPOSED PLANS**

Scale:
1:100 @ A1

Date: May 2019 Drawn By: MM Checked: ***

Drawing No: 3358.106 Revision: A

PLANNING

The White Barn, Manor Farm, Manor Road
 Watlington, Oxfordshire, OX12 8NE F: 01235 765373
 The Mansions House, Hatfield Park, Cosham,
 Wiltshire, SN1 3 9GF F: 01249 470077
 info@bhpaharwood.co.uk - www.bhpaharwood.co.uk

