

Quiet Woman Antiques & Land

Southcombe, Chipping Norton OX7 5QH



Key Highlights

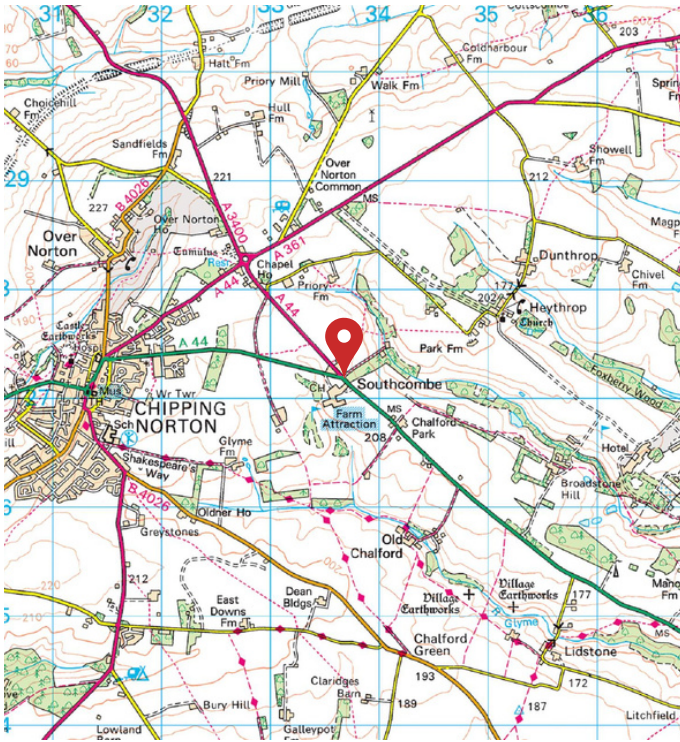
- Former antiques centre with accommodation (approx. GIA 4,962 FT²)
- Plot of 1.23 acres outside Chipping Norton in Cotswolds
- Prominent road junction location on arterial A44 / A3400
- Planning permission granted for restaurant development and landscaping works
- Includes 4-bed private living accommodation (1,453 FT²) and barn (2,594 FT²)
- Car park to front (23+ spaces)
- May suit development, roadside F&B or other alternative uses (STPP)
- Unconditional offers sought in excess of £1.5m (VAT may be applicable)

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Site boundary for indicative purposes only

Location

The property is located in Southcombe which is 1.4 miles east of Chipping Norton and 20 and 70 miles north east of Oxford and Central London respectively. The area is situated in the Cotswolds and just outside the designated Area of Outstanding Natural Beauty with the immediate surrounds being mainly rural. The property is located at a traffic controlled road junction of the arterial A44/A3400 which connects Oxford and the wider Cotswolds AONB, and the A44 (London Road) which branches off to Chipping Norton, nearby. Chipping Norton population 6,985 [2021 Census].

Description

A former antiques centre building of single storey construction under a pitched and part flat roof with a 2-storey attached residential property, with wood clad and stone elevations under a pitched roof. The property benefits from generous external areas with hard-standing car park to the front and large private garden to rear overlooking open countryside. Within the plot is a good sized detached secure barn building and workshop/storage facilities. The plot extends to approximately 1.23 acres.

Floor Areas

The property is attached to the commercial element at ground floor level only. The ground floor provides three distinct spaces including kitchen/dining and a living room leading to a covered decked balcony. The first floor provides four bedrooms (two of which have balconies at the front and rear) and a bathroom.

The residential property's external areas and garden which overlooks open countryside extend to approximately 0.59 acre.

The accommodation comprises the following areas:

FLOOR	SQ FT	SQ M
Ground - Commercial	3,509	326
Ground - Living Accommodation	678	62.99
1st - Living Accommodation	775	72
Building - Barn Outbuilding	2,594	240.99
Total	7,556	701.98

Commercial Description

The commercial premises are located on the ground floor and comprise an open plan area, office and customer WCs. The space benefits from multiple points of entry and exit.

External Areas and Outbuilding

Located to the east of the main building is a substantial L-shaped rectangular timber frame barn with wood panel elevations under pitched corrugated cement roofing sheets. The space provides two units (approximately 1,798 FT2 and 797 FT2 each) with independent storage and entrances (the rear unit having fenestration to the gravel service yard, which has an approximate area of 318 M2 (3,423 FT2)).

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Property and Business Background

We understand the property to the front of the site was originally built as restaurant in the late 1960s and became a branded restaurant during the 1980s to 1990s. The property was operating as The Quiet Woman Antiques Centre for approximately 25 years but ceased trading in October 2022.

Tenure & Price

Freehold. Titles ON208609 (0.45 acres) and ON208610 (0.78 acres). Freehold offers are invited in excess of £1,500,000. VAT may be applicable.

Rateable Value & Council Tax

The commercial property is entered in the 2023 Rating List with a Rateable Value of £23,000. This not the rates payable; the small business multiplier is 49.9p/£.

The residential property is within West Oxfordshire Council Tax Band C.

Anti Money Laundering Regulations

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

Viewing

The business is closed so we recommend interested parties visit the site for an external inspection from the car-park in the first instance. Formal viewings can be arranged by appointment via the sole selling agents, Savills (Southampton) on +442380 713900 or email Chris Bickle on cbickle@savills.com.

Planning Permission

West Oxfordshire District Council has granted planning permission for the conversion of existing Antiques Store to a restaurant with separate event room. External works to include alterations to fenestration and associated hard and soft landscaping. REF 22/03538/FUL. The development permitted shall be begun before the expiration of three years from the date of the permission (6th April 2023). Plans are available upon request.

Planning & Conservation

The property is located approximately 0.9 miles south-east and outside of the designated boundary of the Cotswolds Area of Outstanding Natural Beauty and is not in Green Belt nor listed.

Under the Town and Country Planning (Use Classes) Order 1987 (as amended) we understand the property benefits from a primary Class E use (retail) with ancillary uses including a residential dwelling, tearoom, barn and workshop.

We recommend interested parties satisfy themselves on all matters pertaining to planning and alternative uses.

Energy Performance Rating

D-94.

Contact

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