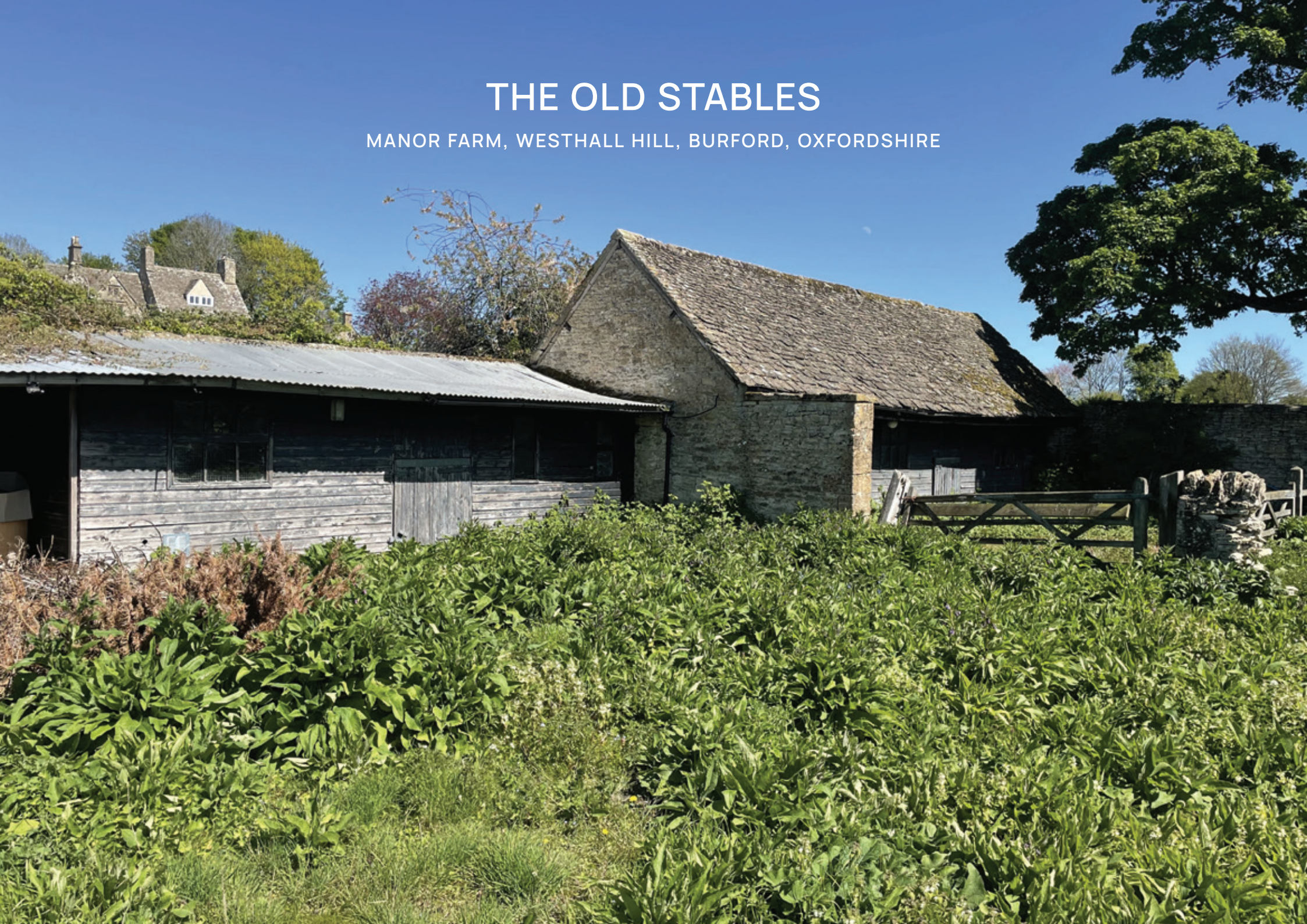
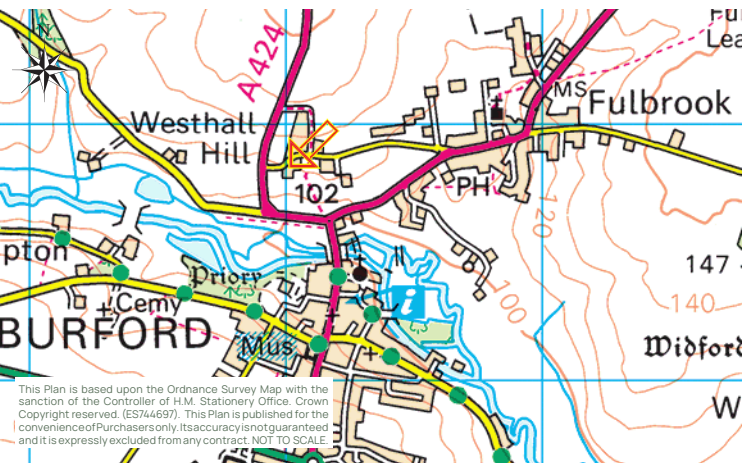


THE OLD STABLES

MANOR FARM, WESTHALL HILL, BURFORD, OXFORDSHIRE





An opportunity to acquire a range of traditional stables within their own courtyard with planning permission to convert into a three-bedroom holiday cottage with a Gross Internal Area of approximately 1104 sqft

For sale by Private Treaty

Butler 
Sherborn

Burford Office

2 Lower High Street, Burford, Oxfordshire, OX18 4RR

T: 01993 822325

E: burford@butlersherborn.co.uk

www.butlersherborn.co.uk



PLANNING

Application References: 09/1158/P/FP and 09/1159/P/LB granted on 30th November 2010

Planning and Listed Building consents are extant following the commencement of foundations and discharge of conditions in 2013. Building control approval was also granted in 2013. Buyers should note that the use of the dwelling is restricted to "single storey holiday let residential dwelling" with limited continuous letting period restricted to four weeks.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

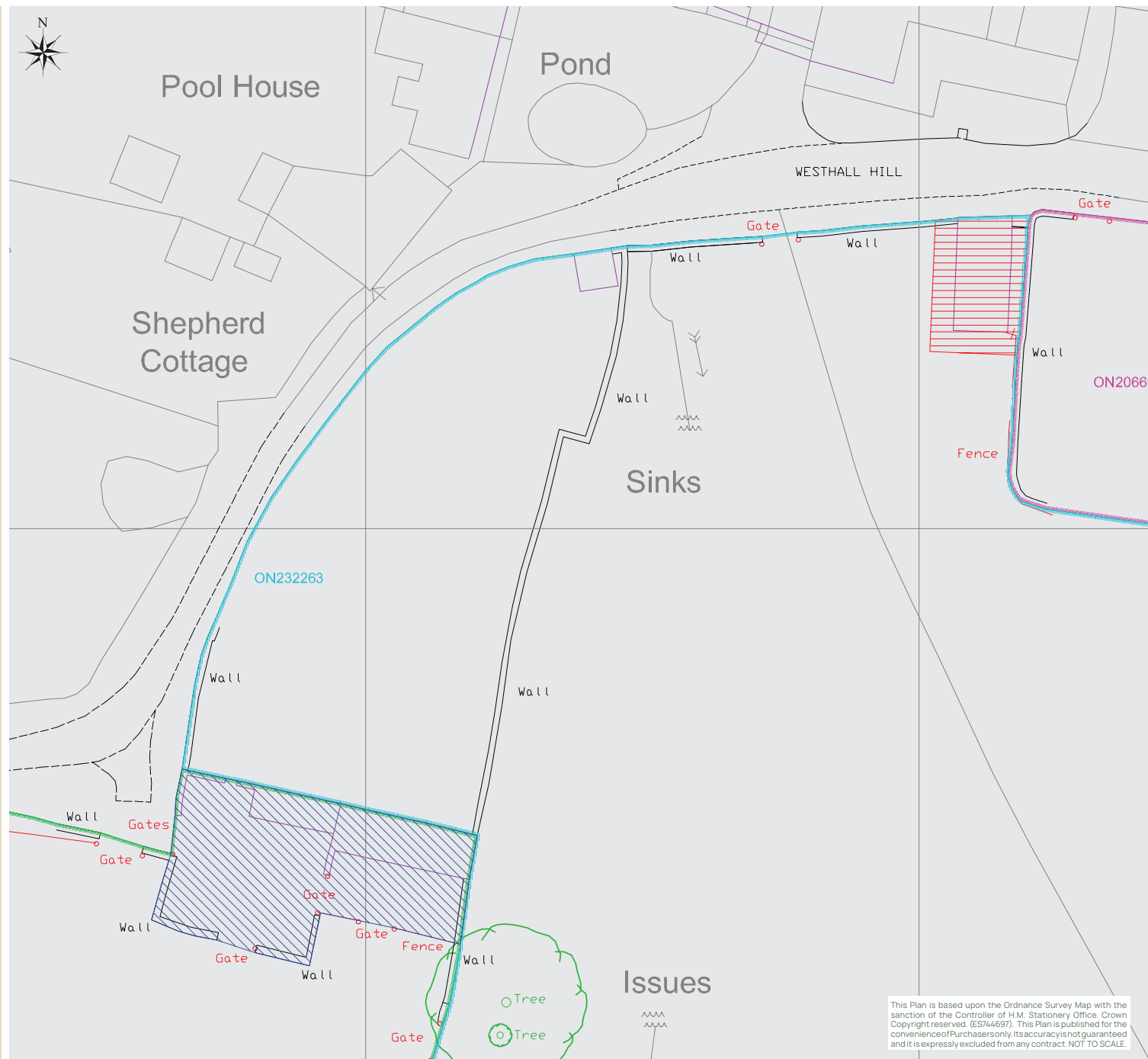
The property is being sold with the benefit of access by vehicle and by foot for all purposes over land which is being retained by the owners. Otherwise the property is being sold subject to and with the benefit of all rights including; rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

SERVICES

There are no services connected; however, mains water and electricity is present in the Westhall Hill. Buyers will have to rely on their own investigations.

TITLE & TENURE

The freehold interest is being offered for sale with vacant possession by private treaty. The property is currently part of Title ON231435 but will need to be registered independently at the time of completion.



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (E5744697). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

LOCAL AUTHORITY

West Oxfordshire District Council, Witney, Oxfordshire
OX28 1PB – 01993 861000

VIEWING

Please contact the Burford office on 01993 822325 / burford@butlersherborn.co.uk to make an appointment to view the land. Please note that all viewings to be booked in with Butler Sherborn.

DIRECTIONS (OX18 4BJ)

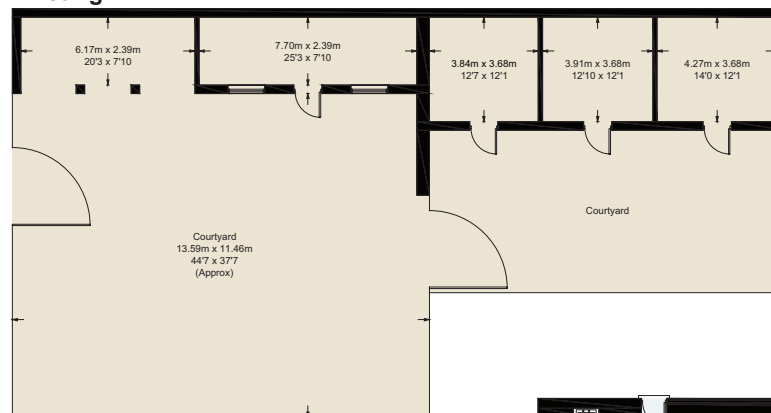
From Burford High Street head north and turn left after the bridge on to the A424. Follow the bend to the right up the hill and turn right signposted Westhall Hill. Along the lane before the bend to the left on the right-hand side there is a gateway, Stable Cottage building can be located on the right.

what3words: ///them.scribble.puzzled

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Existing



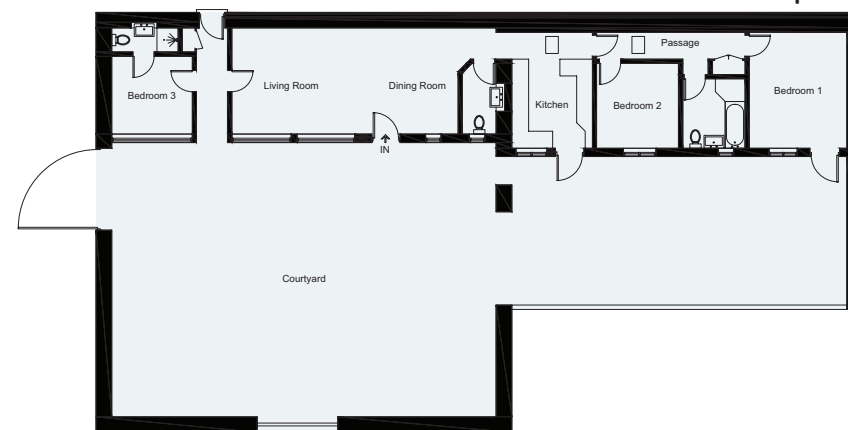
(Not Shown In Actual Location / Orientation)

The Old Stables, Westhall Hill

Approximate Gross Internal Area
Existing = 80.8 sq m / 869 sq ft
Proposed = 102.6 sq m / 1104 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1304638)

Proposed



Ground Floor

Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate, and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than when a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: April 2026. Particulars written: June 2026. Brochure by wordperfectprint.com

