



FAIRFAX
— & Co —
ESTATE AGENTS

Burdrop, Banbury



Approximate Gross Internal Area
Ground Floor = 174.31 sq m / 1876 sq ft
First Floor = 87.30 sq m / 940 sq ft
Annexe Ground Floor = 24.56 sq m / 264 sq ft
Annexe First Floor = 24.56 sq m / 264 sq ft
Total Area = 310.73 sq m / 3344 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Overview

An Exceptional Lifestyle, Income and Development Opportunity in the Heart of The Sibfords

Occupying a prominent position within one of Oxfordshire's most sought-after villages, Bishops End presents a rare opportunity to acquire a substantial and highly versatile property combining residential accommodation, established holiday letting units and significant future development potential.

Formerly the historic Bishop Blaize public house, this landmark village property enjoys an elevated setting with far-reaching countryside views across the surrounding landscape whilst remaining within easy reach of Banbury, Chipping Norton, Stratford-upon-Avon and Oxford.

The existing accommodation comprises the principal former public house building, Holly Cottage and two established shepherd's huts, offering a variety of potential uses including multi-generational living, holiday accommodation, home-working or income generation.

The site benefits from planning permission for an additional holiday letting unit together with Permission in Principle (Ref: 25/02149/PIP) for the creation of three to four dwellings within the site, providing purchasers with considerable flexibility and future potential, subject to the necessary Technical Details Consent.

A key strength of the property is the breadth of opportunities available. Purchasers may choose to create a substantial family residence, continue and expand the existing holiday accommodation business, pursue the approved residential development potential, or combine elements of all three to suit their own objectives.

Situated within the highly regarded Sibfords community and surrounded by some of the most attractive countryside on the edge of the Cotswolds, opportunities offering this combination of character, income potential and development flexibility are exceptionally rare.

Viewing is strictly by appointment.

The Opportunity

Bishops End represents one of the most unique opportunities currently available within the North Oxfordshire and Cotswold fringe market.

Occupying a substantial site within the desirable village of Burdrop, part of the highly regarded Sibfords, the property combines a characterful former public house, existing residential accommodation, established holiday letting units and significant future planning potential.

The property offers immediate flexibility with accommodation already capable of supporting a range of residential, hospitality and income-producing uses. Equally, the planning position provides an opportunity for purchasers to further enhance and develop the site in accordance with their own objectives.

Planning and Development Potential

The site benefits from Permission in Principle granted on appeal under reference 25/02149/PIP for the creation of three to four dwellings.

In allowing the appeal, the Planning Inspector concluded that the site occupies a sustainable location within a Category A village and that the proposed level of development would not necessarily harm the character of the area, nearby heritage assets or the Conservation Area.

The Inspector also recognised that the approved number of dwellings may be capable of being delivered through the adaptation of existing buildings together with development already approved on the site, reducing the need for substantial additional built form.

Prospective purchasers should make their own enquiries regarding future development opportunities and Technical Details Consent requirements.









**1 Church Street
Charlbury
Oxfordshire
OX7 3PW
Telephone: 01608 811146**

**10 Market Place
Chipping Norton
Oxfordshire
OX7 5NA
Telephone: 01608 644808**