

CONSENTED  
DEVELOPMENT  
SITE



## The Old School Yard, New Road, Charney Bassett OX12 0EW

Planning consent has been granted for the conversion of the Old School into 2 residential units together with 3 new detached houses in this sought- after village.

**Guide Price £975,000 – Freehold**

THOMAS  
MERRIFIELD

LAND • NEW HOMES

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# Location

The site is located to the east of the village, adjacent to the Charney Bassett Recreational Ground.

Charney Bassett is a charming village with a bustling community and which lies in open countryside beside the river Ock. The village amenities include a village hall, St Peters Church, Charney Manor and the highly rated Chequers Inn.

The former Charney Bassett School was erected in 1871 but due to a lack of pupils closed its doors in July 1981. The Old School is not listed but lies in the Charney Bassett Conservation Area.

**Wantage** = 6 miles | **Faringdon** = 7.1 miles | **Abingdon** = 8.6 miles



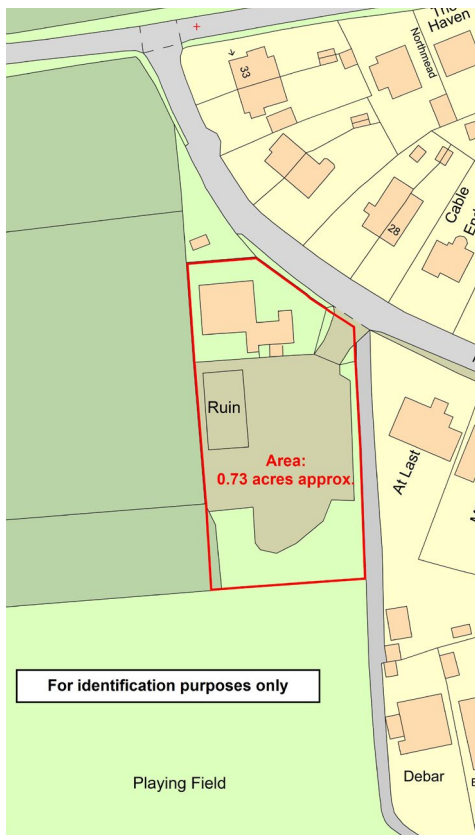


**Planning:** Planning permission was granted on the 30th November 2023 by the Vale of White Horse District Council. Application No: **P23/VO829/FUL.**

Consent has been granted for the conversion and subdivision of the former school to create 2 x semi-detached properties and a further 3 x 4 bedroom detached units in the remaining grounds.

**The site is approximately 0.73 of an acre.**





Guide Price **£975,000**

**Local Authority:**

Vale of White Horse District Council,  
Abbey House, Abbey Close,  
Abingdon, OX14 3JE

[www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

T 01235 422 422

**Method of Sale:** For sale by Private Treaty.  
Unconditional bids are invited for the  
Freehold with vacant possession.

**Tenure:** Freehold

**CIL:** The Buyer of this site will be liable to  
pay the original CIL figure of **£278,286**  
based on this planning consent together  
with any indexation that may be payable  
since the CIL notice was issued.

**Plans and Site Information:** On request  
we will provide prospective purchasers  
with a Dropbox link containing relevant  
information to the site and associated  
documents. We ask all prospective  
purchasers to carefully consider the  
contents of the link prior to submitting  
an offer.

**Viewings:** The site can be viewed  
from the road at any time. For access

into the site and the old school please  
contact **Simon** or **James Merrifield**  
on **01865 515000** or alternatively  
email [scm@thomasmerrifield.co.uk](mailto:scm@thomasmerrifield.co.uk)  
or [jsm@thomasmerrifield.co.uk](mailto:jsm@thomasmerrifield.co.uk).

**Health & Safety:** Potential buyers should  
only enter the site with a Thomas Merrifield  
staff member and should be especially  
vigilant of the dangers of the abandoned  
buildings.

**Resale Advice:** We will be pleased to  
forward you our view of likely resale values.

# THOMAS MERRIFIELD

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**Further information:**

Please contact James or Simon  
Merrifield if you wish to discuss  
this site further.

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