



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

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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.

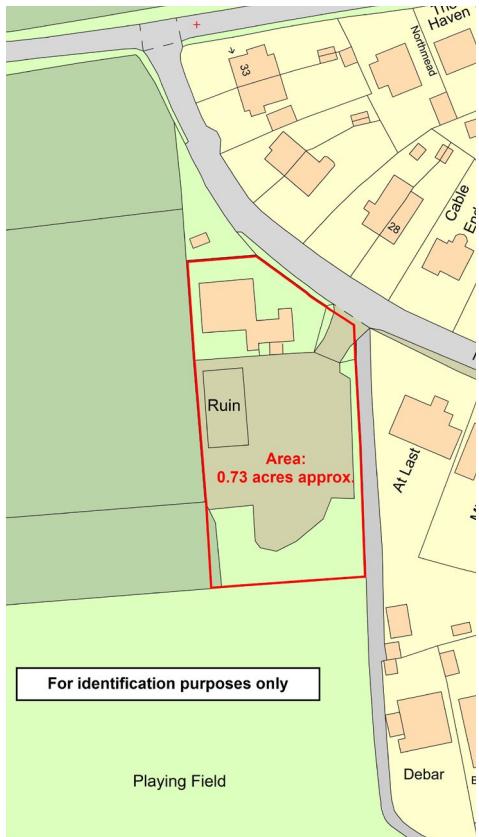
Wantage = 6 miles | **Faringdon** = 7.1 miles | **Abingdon** = 8.6 miles



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
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** or **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.

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Further information:

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

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