

SITE AT THE STONE BARN

KELMSCOTT, LECHLADE





A Grade II Listed Cotswold stone barn with planning permission granted to create a 2,465 sq ft three-bedroom home with adjoining yard, outbuildings and two Dutch Barns set in 5.904 acres

For Sale Freehold

**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

Prior approval has been permission granted to create approximately 2,465 sq ft Barn Conversion into Three Bedroom Dwelling (part retrospective)

Application Reference Number:

23/01824/FUL and 25/01481/FUL

23/01824/FUL: The development shall be started before 7th February 2027.

For both Planning and Listed Building consent we understand that consent is Extant as work has already commenced.

25/01481/FUL: There are no timescales referred to in the decision notice for the works to be implemented.

A copy of the consent, conditions, and plans may be seen at the Burford office of Butler Sherborn. Alternatively, all documents can be viewed online at www.westoxon.gov.uk.

At the time of writing the sales particulars (July 2026) there was no liability for (CIL) Community Infrastructure Levy. We advise interested parties to seek further confirmation direct from West Oxfordshire District Council www.westoxon.gov.uk

OVERAGE CLAUSE

The land, barns, and outbuildings (excluding The Stone Barn conversion) are to be sold with an Overage Clause being retained by the Church Commissioners for England at 30% for 50 years (from November 2020) of any uplift in value due to development.

SERVICES

Mains electricity and mains water supplies connected to the site. A drainage system will need to be installed.

(No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, 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.

FIXTURES AND FITTINGS

Only those items mentioned in Butler Sherborn's sales particulars are included. All other items are specifically excluded (although some may be available by separate negotiation if required).

VIEWINGS

Strictly by appointment with Butler Sherborn.
Please contact Burford Office

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E: burford@butlersherborn.co.uk

LOCAL AUTHORITY

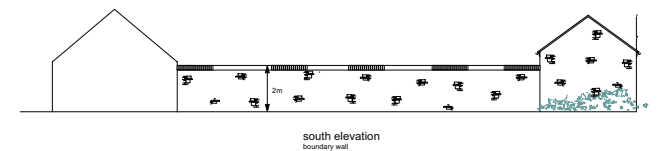
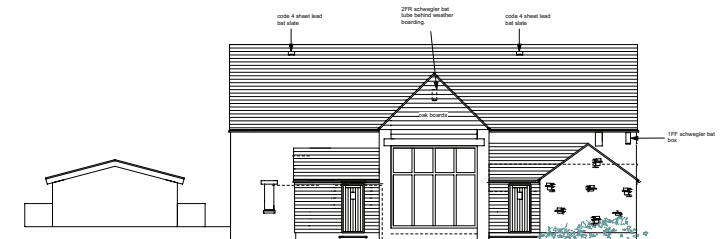
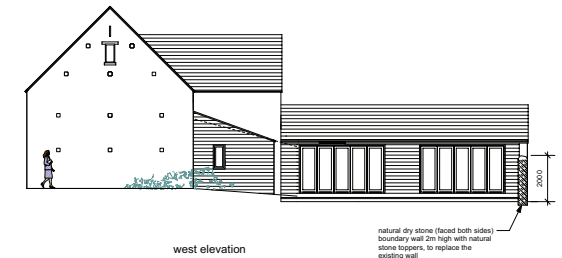
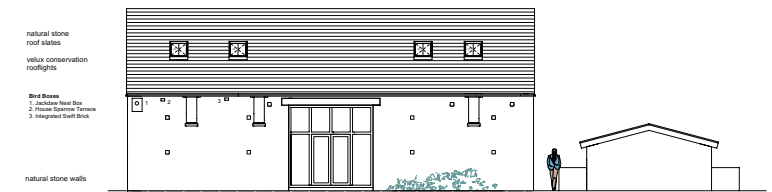
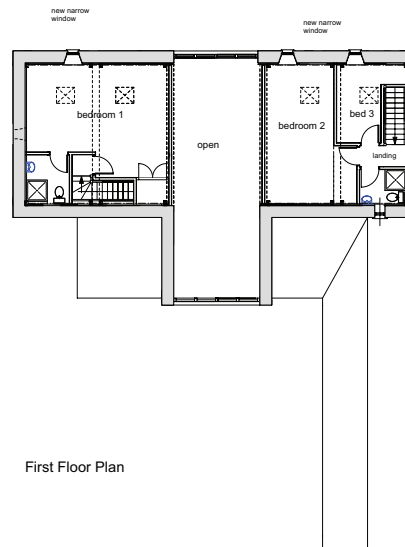
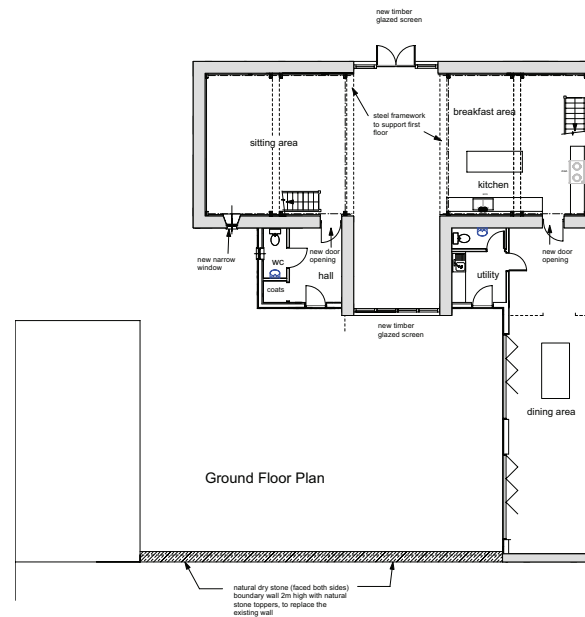
West Oxfordshire District Council

DIRECTIONS

Site at The Stone Barn, Home Farm, Kelmscott,
Lechlade, GL7 3HD

what3words: ///stitching.comet.spray

THE STONE BARN

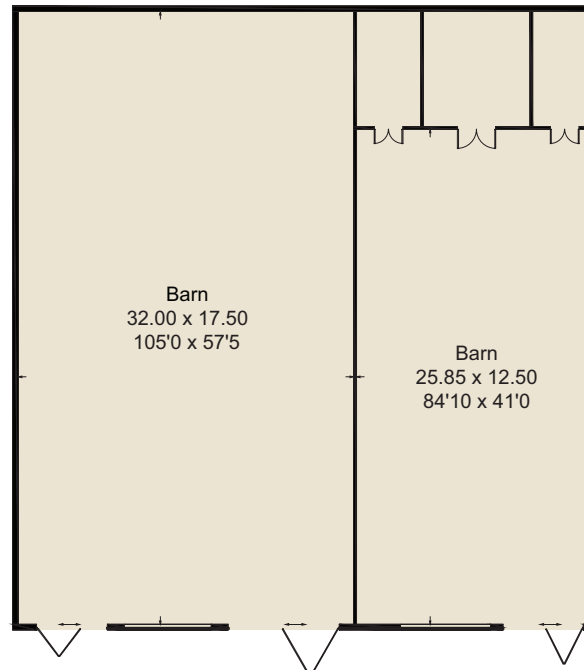




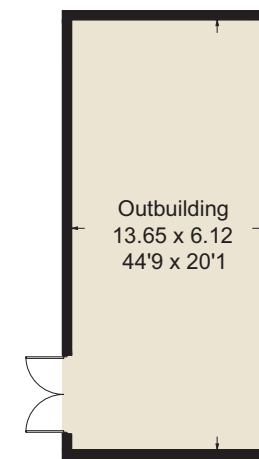
Site at The Stone Barn, Kelmscot

Approximate Gross Internal Area
 Stone Barn = 78.6 sq m / 846 sq ft
 Barns = 968.4 sq m / 10424 sq ft
 Outbuildings = 129.3 sq m / 1392 sq ft
 Total = 1176.3 sq m / 12662 sq ft

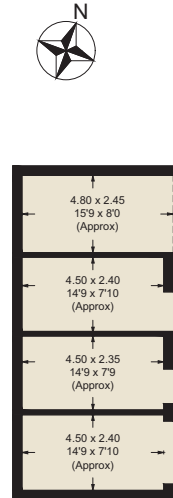
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1311866)



(Not Shown In Actual Location / Orientation)



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(Not Shown In Actual Location / Orientation)

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