

FREEHOLD FOR SALE



Middleton Farmhouse,
37 Main Road, Middleton
Cheney, OX17 2QT

Currently Offices,
with Planning Granted
for Change of Use to
a Dwelling

5,293 sq ft



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wild-property.co.uk



Currently Offices with Planning Granted for Change of Use to a Substantial Family Home with a Courtyard Garden and former Stable Block.

The Opportunity

The property is currently an office and outbuildings within a courtyard setting. It is Grade II Listed and located on the main road running through the village of Middleton Cheney. The building was originally a farmhouse and a planning application has been granted for change of use to a dwelling. The freehold of the entire property is for sale.

Location

The property is located within the village of Middleton Cheney, situated on the main road through the village.



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Commercial Property | Chartered Surveyors | Asset Management | Investment



Description

With an access from Main Road into a central courtyard, Middleton Farmhouse is a Grade II Listed Building dating from the 1680's. It comprises a ground, first and second floor with a basement. The property has been offices since c. 1989 but for most of its history has been a farmhouse and outbuildings. There is a stable block converted into ground and first floor offices.

The Farmhouse

At ground floor there is a kitchen, utility room and three further reception rooms. There are two separate staircases to the first floor which includes three rooms and a bathroom. Within the attic are three further rooms and a bathroom. There is a cellar.

Former Stables

This is currently offices over two floors. There is an existing planning permission on this building for conversion into two self-contained holiday lets.

Store

There are ground and first floor store rooms accessed from the courtyard providing an opportunity for further accommodation.

Courtyard and External Areas

There is hardstanding providing an attractive courtyard from which access to the buildings is provided. There is a front garden with path to the front door of the farmhouse.

Overall the property comprises 5,293 sq ft. Floor plans are available.





Services

There is mains water, electric, gas and sewage. We have not tested any of the services.

Business Rates

The building is assessed for business rates with a Rateable Value of £26,000. For any period during which the building is empty, then business rates is zero, as business rates does not apply to empty listed buildings.

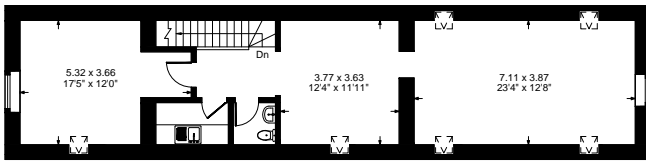
Energy Performance Certificate

37 Main Road MIDDLETON CHENEY OX17 2QT		Energy rating D
Valid until 18 October 2033	Certificate number 2936-4322-2912-3600-7170	

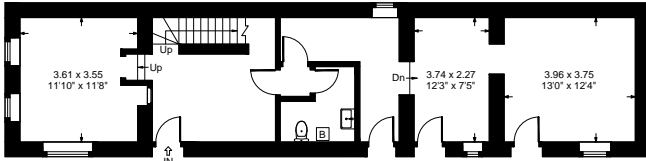
Planning

A Planning and Listed Building Permission was granted in April 2024 for the change of use to a five bed dwelling with home office and associated outbuildings. The stable block is identified on the planning application as being a workshop, annexe and storage associated with the main dwelling. The application shows off street parking for three cars at the front, with the courtyard converted into a lawn and garden. Planning Reference 2023/8038/FULL.

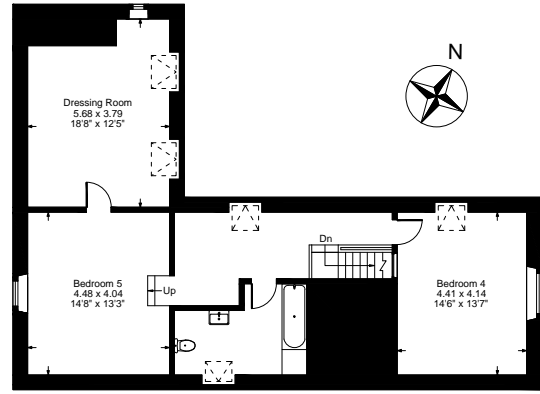
The stable block already has permission, granted in June 2022 but not implemented, to alter the building, by way of installing a minimal amount of internal walls and a new staircase, into two units for holiday accommodation. Planning Reference WNS/2022/0664/FUL.



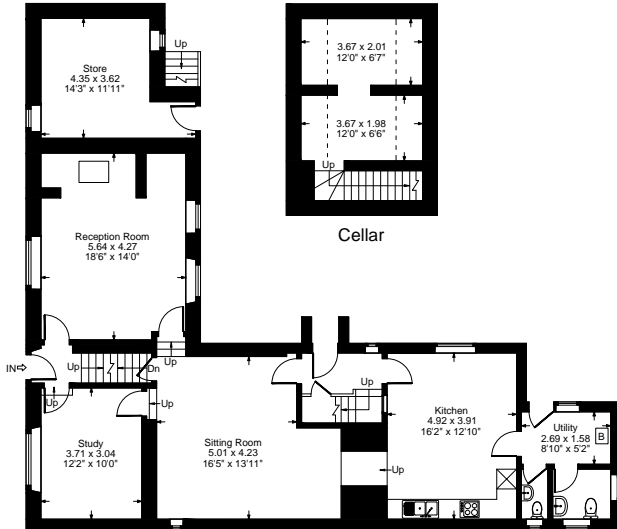
The Stables First Floor



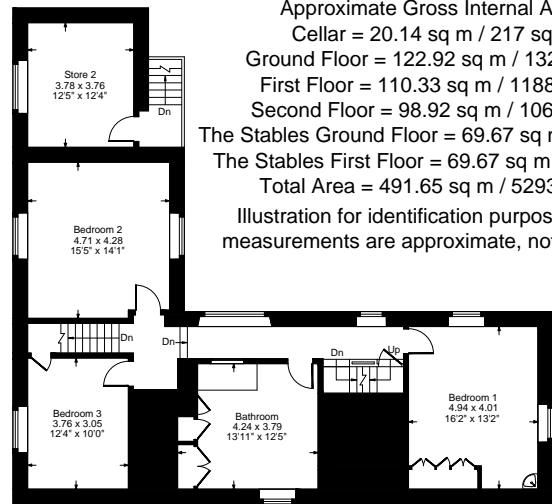
The Stables Ground Floor



Second Floor



Ground Floor



First Floor

Approximate Gross Internal Area
 Cellar = 20.14 sq m / 217 sq ft
 Ground Floor = 122.92 sq m / 1323 sq ft
 First Floor = 110.33 sq m / 1188 sq ft
 Second Floor = 98.92 sq m / 1065 sq ft
 The Stables Ground Floor = 69.67 sq m / 750 sq ft
 The Stables First Floor = 69.67 sq m / 750 sq ft
 Total Area = 491.65 sq m / 5293 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Viewings

We shall organise a series of block viewings which shall be strictly by appointment only.

Sale Process

The owner is currently using the building as its headquarters office. The owner will be re-locating once alternative premises have been identified. The sale of the building is subject to planning approval.

Guide Price

£850,000.

This is a sale of a commercial property. The price is stated is exclusive of VAT.

FURTHER INFORMATION

We have a full set of floor plans. Contact Neil Wild or Kelly Harries for further information.

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Or our joint agent, Round and Jackson

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