



Red Furlong Farm
Poundon, Oxfordshire/Buckinghamshire



RED FURLONG FARM



Diverse opportunities



Red Furlong Farm, Twyford Road
Poundon, Bicester, OX27 9BG



An interesting and rarely available residential and commercial property offering varied and diverse opportunities

- Detached 3 bedroom house with gardens and countryside views, with planning permission to extend
- Comprehensive commercial storage with two buildings with B1 planning permission totalling approximately 12,650 sq ft
- Temporary Steel portal Hay Store Building 2,612 sq ft
- In all approximately 4.07 acres (1.65 hectares)
- Rural position
- No onward chain



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RED FURLONG FARM



Description

Red Furlong Farm is situated ½ mile from the village of Poundon and 6 miles from Bicester.

Poundon is a small hamlet and has a village pub "The Sow & Pigs". The nearby villages of Twyford & Marsh Gibbon both have a shop and primary school. Nearby Bicester is an historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, supermarket and cinema complex. For commuting Bicester North to London Marylebone takes approximately 45 minutes. The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham.

Accommodation

The house is brick built and dates from around the 1970s. It is a comfortable three bedroom home and has the potential to be extended to provide an enhanced rural property, with the huge benefit of an excellent range of secure buildings and hard standing.

The house has a planning permission for a 'two storey side extension with balcony to the rear' by Aylesbury Vale District Council, which has been resubmitted and approved under ref: 18/04631/APP, dated 27th February 2019.

The property would be ideally suited for numerous uses, which could include car restoration, classic car storage, equestrian, event management storage or similar.

The Buildings

The property hosts comprehensive commercial storage with two buildings with B1 planning permission totalling approximately 12,650 sq ft. There is ample parking on site with easy access to all buildings. There is a separate secure area of hardstanding of approximately 0.4 acres to south of the buildings.

Rarely available property

The property benefits from two secure compounds with the first surrounding Building 1 (7,700 sq ft) on three sides and the second surrounding an area of hardstanding on the south of the property. Both areas are fenced with secure palisade fencing and reinforced in part.

Building 1 is a 6-bay steel portal framed building with concrete floor, breezeblock half walls, corrugated cladding under corrugated cement fibre sheeting roof. The property benefits from electric roller shutter doors on the west and east and the building is enclosed on three sides by a secure compound.

Building 2 (4,900 sq ft) is a 5-bay concrete portal framed building with concrete floor and corrugated cladding under a corrugated cement fibre sheeting roof. The building has an electric roller shutter door on the west, double glazed windows on the south with a mezzanine area. There is an area of breezeblock construction in the south east corner of the building with potential for office and facilities use subject to the necessary permissions.

There is a temporary steel portal framed building (2,612 sq ft) built on a historic silage clamp and used as an agricultural hay store. This is available by separate negotiation and can be removed at sale if not required.

The property is close to the proposed Oxford to Cambridge Highway/Corridor, providing further commercial opportunities.

Overage

The property is sold subject to an existing overage. The overage excludes the house and garden. Part of the land to the north of the Building is included within the overage area. The overage is for a period of 21 years from 20th April 2000 and will expire on 19th April 2021. The overage is for 25% of any additional value above the base value at grant of the planning permission and will be triggered if planning permission is obtained for any development, except development for agricultural purposes.

Services

The house has mains water and electricity connected. Heating is via oil. Drainage is to a private system which is located in the paddock close to the house (with 25 person capacity). Buildings 1 and 2 benefit from single phase electricity and a mains water connection. None of the services, fittings and appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

Tenure

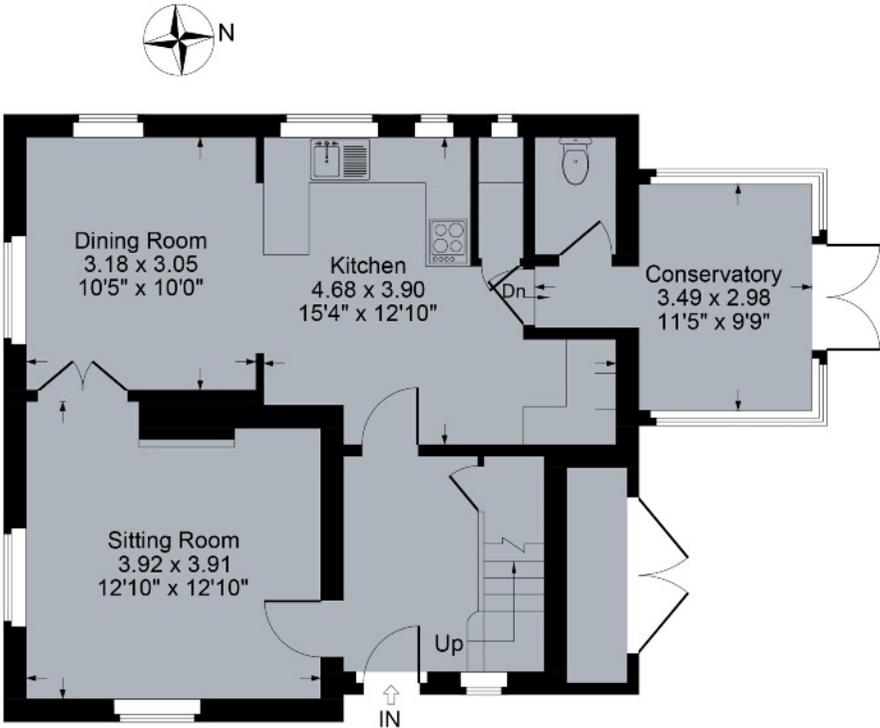
Freehold with vacant possession on completion.

Local Authority

Aylesbury Vale District Council. Council Tax Band D.



RED FURLONG FARM



Ground Floor

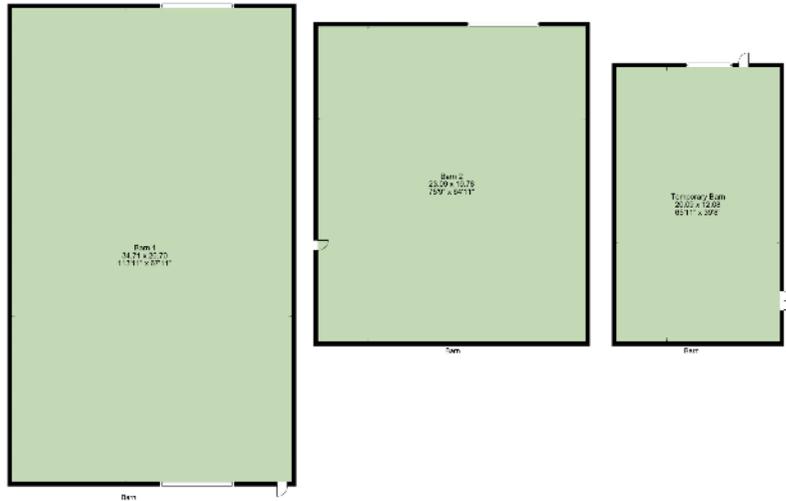


First Floor

Approximate Gross Internal Area = 116.60 sq m / 1255.07 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Approximate Gross Internal Area Barn 1 = 718.49 sq m / 7733.76 sq ft
 Barn 2 = 456.72 sq m / 4916.09 sq ft
 Temporary Barn = 242.68 sq m / 2612.18 sq ft
 Total Area = 1417.89 sq m / 15262.03 sq ft
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 measurements are approximate, not to scale.

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Approximate Travel Distances



Locations

- Bicester 6 miles
- Buckingham 8.5 miles
- Oxford 20 miles



Nearest Stations

- Bicester 5.5 miles



Nearest Airports

- Birmingham International

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Particulars dated October 2020. Photographs dated October 2020.

