



Joshua Farm

Worminghall, Buckinghamshire

Carter Jonas

Joshua Farm Menmarsh Road Worminghall Aylesbury HP18 9UP

Former poultry farm with Class Q consent for conversion.

An excellent opportunity to acquire a former poultry farm in an accessible location east of Oxford. Comprising two former poultry units with Class Q consent for conversion into two separate dwellings together with a 2 bedroom bungalow the property also includes a large red brick outbuilding and an area of amenity woodland.

Providing an excellent base for further development purchasers should note that we believe the bungalow is sold subject to an agricultural occupancy condition.

In all extending to 7.30 acres (3.30 hectares).

For sale by private treaty as a whole.



Location

Joshua Farm is located off Menmarsh Road, 2 miles north west of the village of Worminghall. The property is set back from the public highway and approached via a private access road.

Rurally located, the property is 3 miles east of Stanton Saint John and 5 miles north of Wheatley, with Thame 11 miles east, Oxford 12 miles west and the centre of London 55 miles south east.

The A40 is in close proximity, providing easy access to the M40 and the wider road network, with good connections to London, Birmingham and the north.

Haddenham and Thames Parkway train station and Oxford Parkway train station are both equidistant from the property, with regular, fast services running to London Paddington (1hr) and London Marylebone (43min).

Amenties

Nearby Worminghall (2 miles) provides gastropub The Clifden Arms, St Peter's and St Paul's church and the village hall. Further afield, more comprehensive amenities can be found in Thame, Wheatley and Oxford.

Bungalow

The Bungalow comprises a detached red brick property set under an Asphalt tile roof. The accommodation extends to approximately 978 sq ft, and includes a reception room, kitchen, 3 double bedrooms plus separate WC and family bathroom.

Externally a large lawned garden surrounds the property, partly enclosed by post and rail fencing, with ample space for parking to the front of the property.

With refurbishment and modernisation, the Bungalow provides great potential for an excellent family home. It occupies a generous plot with spacious and well laid out accommodation.

Farm Buildings

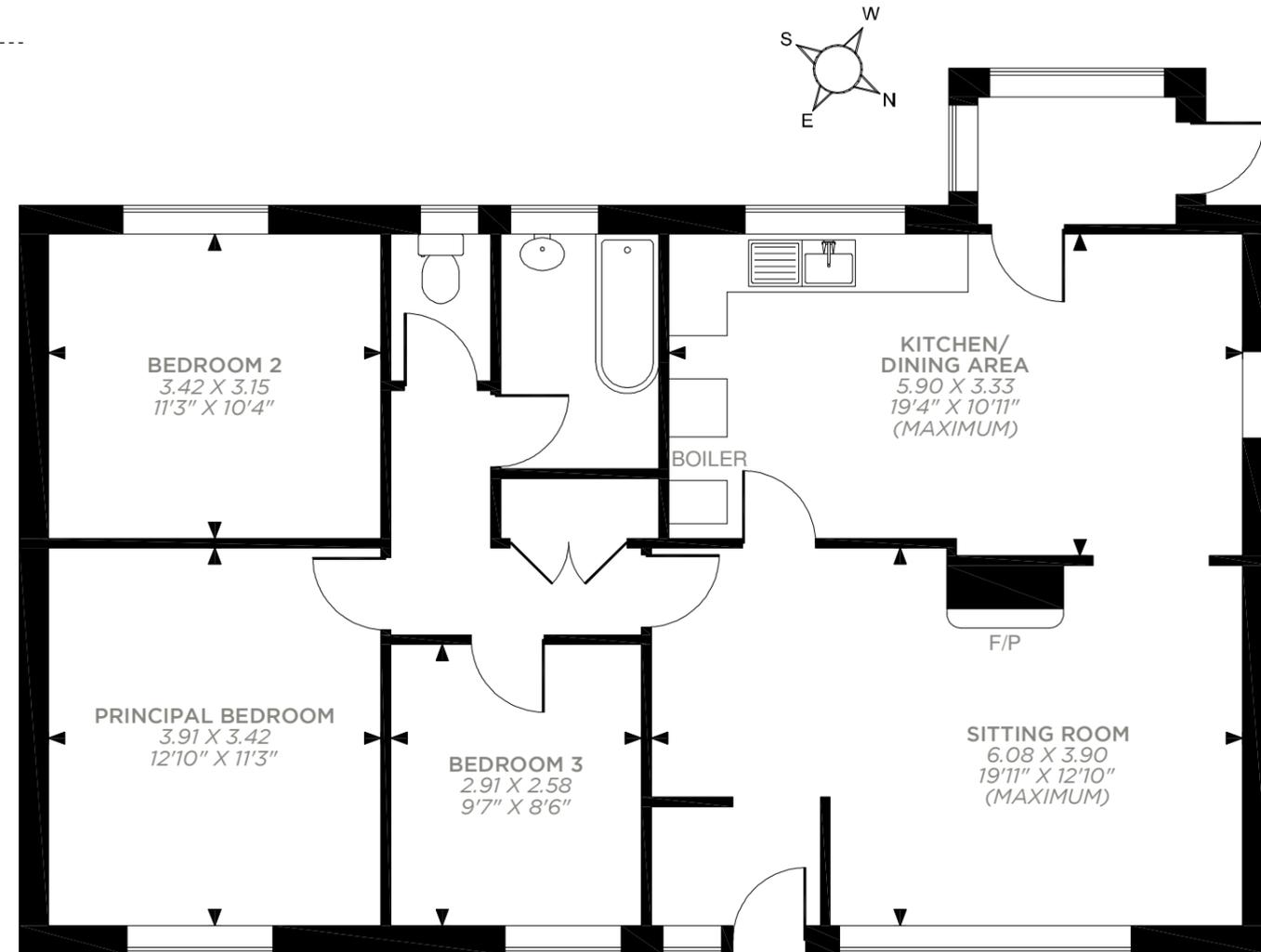
The farm buildings comprise two single storey blockwork and timber former poultry units with concrete fibre cement under box profile roofs set on a concrete yard.

There is an additional red brick general purpose outbuilding, currently used as storage, positioned opposite the Bungalow.

Floor plan

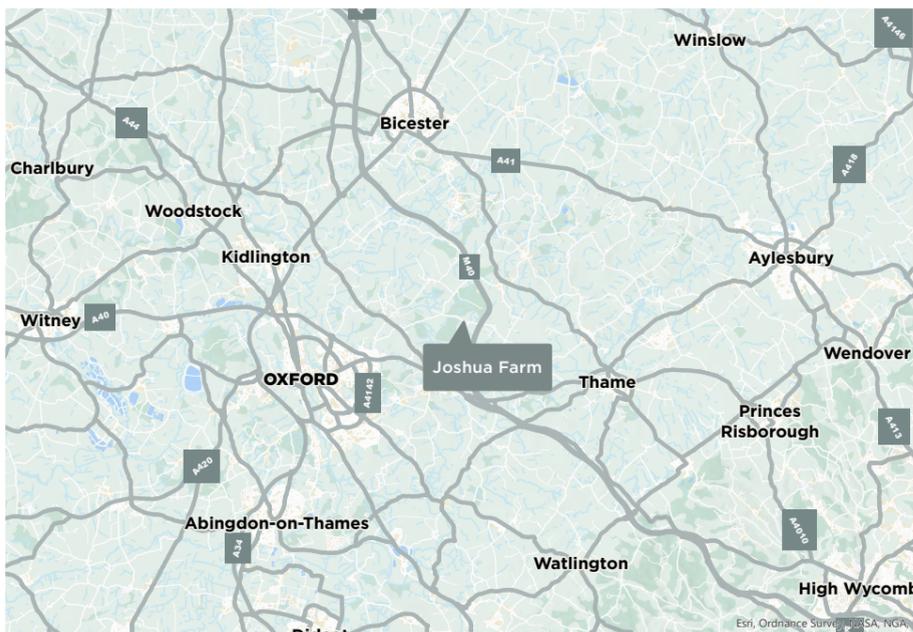
Joshua Farm

Approximate area:
978 sq ft / 91 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.





Method of Sale

For sale by private treaty as a whole.

Tenure & Possession

Freehold with vacant possession available upon competition.

Planning

The site has recently been granted Class Q planning consent via 23/00240/COUAR for the conversion of part of the two former poultry units into two separate dwellings.

There is existing approved Class R consent via 22/02299/COUAF for the conversion of the remainder of the units to Class E Use sub class g(iii).

The Bungalow is sold subject to an agricultural occupancy condition, further details of which are available on request.

Designations

The Property is situated within the Thame (Scotsgrove Brook to Thames) Nitrate Vulnerable Zone (NVZ).

Services

We have not undertaken our own investigations but understand that mains water and electricity serve the Bungalow. Drainage is to a private system and heating is electric.

Wayleaves, Easements & Rights of Way

The property is sold subject to 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 proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

The Neighbour has a right of way over the access track.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes any responsibility.

Sporting Timber & Mineral Rights

Sporting, timber and mineral rights are included in the sale where available.

EPC ratings

Building	Rating
Bungalow	47 E

Local Authority

Buckinghamshire Council
<https://www.buckinghamshire.gov.uk/>

Viewings

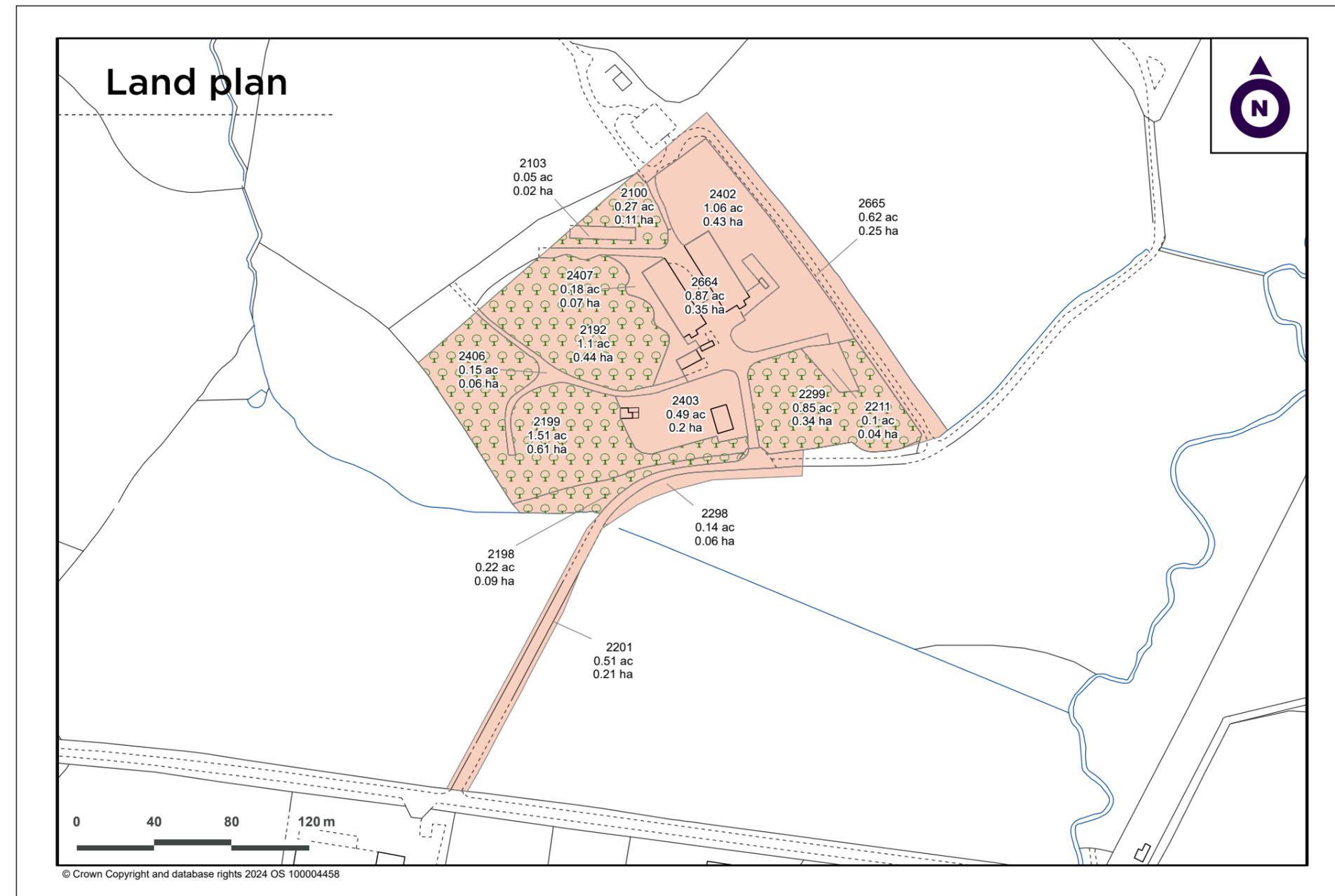
Viewings are by appointment only by contacting the sole selling agents Carter Jonas, Oxford.

Directions

Approaching from Oxford, head south on the A40 towards Wheatley. Turn left onto Holloway Road and continue. At the roundabout, take the 1st exit onto London Road. At the following roundabout take the 1st exit onto Old London Road. Turn left onto Waterperry Road and continue until the village of Worminghall. Proceed through the village, turning left at the crossroads onto Menmarsh Road. Continue along Menmarsh Road, passing over the M40 bridge before taking the first left onto Joshua Farm private access road, just opposite Thomley Hill Farm.



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