



A compelling potential development and investment opportunity set within a small, gated courtyard commercial development on the southern edge of Woodcote. Beechwood Court was originally constructed in 2007 as office accommodation, the owners of Cleeve House and Goring House which forms part of the development obtained planning consent for a change of use to residential in 2022, creating a substantial duplex apartment extending to 3,624 sq ft. The property is currently let on an assured shorthold basis and is being sold with the benefit of vacant possession. The existing structure presents an excellent opportunity for further development, subject to obtaining the relevant planning consents and offers flexibility for investors or developers seeking to maximise value or a purchaser seeking a well-appointed home. It enjoys a semi-rural setting within Woodcote, a highly regarded and vibrant village, set within an Area of Outstanding Natural Beauty, surrounded by open countryside with extensive walking routes through woodland and farmland. The village offers a strong sense of community alongside a range of local amenities, including shops, a post office, traditional pubs and a garden centre.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Freehold development and investment opportunity
- Potential to create 2 apartments, subject to planning
- Currently used as a 3624sq ft duplex apartment
- Gated parking with 9 allocated spaces and a EV charging point
- Well-kept communal grounds
- No onward chain





Council tax band F

Council- South Oxfordshire

Additional information:

Parking

There are 9 allocated parking spaces and an EV charging point.

Estate Service charge: £5,000 (includes refuse bin hire and collection, maintenance of communal grounds)

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – domestic small sewage plant

Electricity – mains

Heating – Gas central heating to ground floor and air heat source pump and air con for first floor

The property has solar panels which the owners own outright and feeds into the National Grid. We are informed by our vendor that they can generate an income of approximately £2,000 per annum.

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Planning Consent

South Oxfordshire Council granted planning consent in May 2022 for a Change of use from Class E business to Residential Class C3. For further information please refer to the council's planning department Application No : P21/S3821/FUL

Title

The property is held on two separate titles, ON286541 and ON286549, please check with your mortgage lender that the property will meet their lending criteria.

Communal Grounds

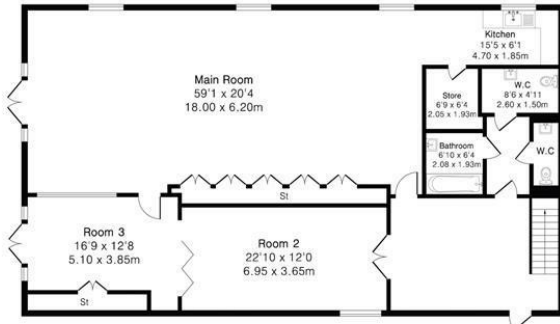
To the rear of the property is a communal open grassed area with a paved patio that enjoys a south-westerly aspect.

Floorplan

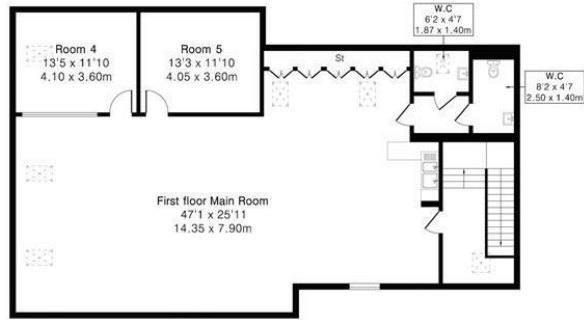
Approximate Gross Internal Area 3624 sq ft - 336 sq m

Ground Floor Area 1972 sq ft – 183 sq m

First Floor Area 1652 sq ft – 153 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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