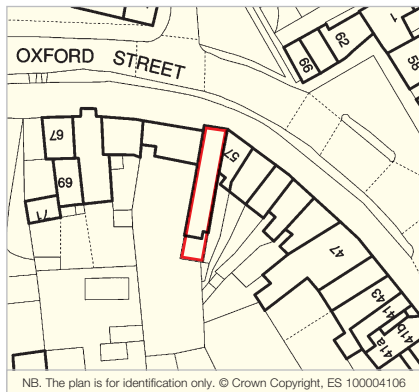


Woodstock 'Woodstock's Own', 59 Oxford Street, Oxfordshire OX20 1TJ

- **Freehold Mid Terrace Former Public House/Bed & Breakfast Premises**
- **Planning Permission for conversion of Existing Premises to create a single Four Bedroom House**

Vacant Possession



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 10.30 – 11.00 a.m. (Ref: MW).

Seller's Solicitor

Messrs S.E. Law (Ref: S Edwards).
Tel: (01606) 333533.
Email: sedwards@selawlimited.com



VACANT – Freehold Former Public House with Planning Permission



Tenure

Freehold.

Location

The historic town of Woodstock is situated approximately 8 miles to the north of Oxford. Woodstock is also the home of Blenheim Palace and the birth place of Sir Winston Churchill. The subject property is situated on Oxford Street to the north of its junction with Market Street. A range of shops, schools and bus services are available in Woodstock, whilst the more extensive facilities of Oxford are also available to the south including a wider range of shops, universities, a hospital and Oxford Rail Station.

Description

The property comprises a mid terrace former public house arranged over basement, ground, first and second floors beneath a pitched roof. There is a courtyard to the rear. The property was previously used as a bed and breakfast/public house premises. The property occupies a site extending to approximately 0.012 hectares (0.03 acres).

Accommodation

Basement – Bar Area, Kitchen, WC

Ground Floor – Bar Area

First Floor – Two Letting Rooms each with Shower/WC/wash basin

Second Floor – Two Letting Rooms each with Shower/WC/wash basin

Planning

Local Planning Authority: West Oxfordshire District Council
Tel: (01993) 861000.

The property is to be offered with planning permission dated 4th July 2012 (Application No. 12/0717/P/FPEXT) for 'conversion of existing Public House to create a dwelling'.

Upon completion of the proposed works the property will comprise a 4 bedroom house.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

