



C H A R N E Y B A S S E T T S C H O O L

FOR SALE BY TENDER

BROOKS

Chartered Surveyors

VIEWING ARRANGEMENTS: The School is no longer in use so applicants may view the property at any time from the outside. For internal viewing keys are available from the offices of E J BROOKS & SON, telephone Oxford (0865) 244535.

DIRECTIONS: From Oxford take the A420 road south-westwards towards Swindon and after approximately 10 miles turn left signposted to Charney Bassett. Follow this road into the village, taking the first turning on the right and then first left into New Road. The School will be found a short distance along on the right hand side.

CHARNEY BASSETT CHURCH OF ENGLAND SCHOOL

CHARNEY BASSETT

OXFORDSHIRE

DESCRIPTION: An opportunity to purchase an old Victorian School with established school use and also planning consent for conversion to form one residential dwelling of character. The substantial property is built of stone beneath a clay tiled roof and has a later single storey addition to the rear built in mellow brick.

THE ACCOMMODATION WITHIN THE SCHOOL COMPRISES

SIDE ENTRANCE HALL:	With walk-in storage cupboard and passage leading to:
TWO CLOAKROOMS:	With quarry tiled flooring and each with w.c.
OFFICE:	10'4" x 8'0".
MAIN CLASSROOM:	29'1" x 24'2". A very useful sized square room with windows to two sides and a door to outside.
KITCHEN:	16'3" x 15'2". With quarry tiled flooring and sink unit.
MAIN CLOAKS AREA:	18'1" x 15'1". With w.c's, and wash hand basins.
SCHOOL HALL:	35'8" x 14'9". With woodblock flooring, dado panelling and high level stone mullion windows and dormer windows. Door to:
FRONT ENTRANCE:	9'6" x 4'5" with door to outside.

OUTSIDE

The school stands in a plot which measures some 130 feet deep by approximately 85 feet width (maximum). The grounds surrounding the school are mainly tarmacadam and enjoy pleasant views from the rear across open countryside.

SERVICES: Mains water and electricity are connected to the property and mains drainage is available for connection in the road.

TENURE: The property is freehold.

POSSESSION: Vacant possession will be given on the date fixed for completion.

SITUATION: Charney Bassett is an extremely pretty, small village in very pleasant countryside, lying approximately 12 miles southwest of Oxford. The A420 provides good road access to both Oxford and Swindon (18 miles) and excellent shopping facilities are available in Abingdon only about 8 miles, and Wantage only 6 miles. Didcot with its main line rail service to London (Paddington) is only about 14 miles.

STATUTORY AUTHORITIES

Southern Electricity
Oxford District
Woodstock Road
YARNTON
Oxford OX5 1PR

Tel: Kidlington (85) 4311

Local Authority

Vale of White Horse District Council
The Abbey House
ABINGDON
Oxfordshire

Tel: Abingdon (92) 20202

Thames Water Authority
Head Office
Nugent House
Vastern Road
READING
RG1 8DB

Tel: Reading (0734) 593333

SPECIAL CONDITIONS OF SALE: The property is sold subject to the Special Conditions of Sale included within these sale particulars.

MODE OF SALE: The property is for sale by formal tender. The closing date for the tenders is noon on Thursday the 9th day of October 1986. Full particulars of the method of tender are contained in the Conditions of Sale.

BOUNDARIES: The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries or the ownership thereof.

PLANS: The plans included within these sale particulars are for guidance only.

NOTES:

(1) That these particulars are issued in good faith but without responsibility on the part of the selling agent or the vendor and do not constitute, nor constitute any part of, an offer or a contract. None of the statements contained in these particulars is to be relied upon as or implying a statement or representation of fact and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each statement contained in these particulars. In case of any inconsistency between the particulars and the Special Conditions of Sale, the latter shall prevail.

(2) The vendor does not make or give, and neither the vendor's agents nor any person in their employment has the authority to make or give any representation or warranty in relation to the property.

SERVICES: Details concerning the sewer to the road are available from the agents.

PLANNING: The property has established use as a day school and also has planning consent for conversion to form a single residential unit. A copy of this planning consent is enclosed within these sale particulars as follows:

VALE OF WHITE HORSE DISTRICT COUNCIL

PLANNING AND DEVELOPMENT DEPARTMENT

25 BRIDGE STREET, ABINGDON,

TOWN & COUNTRY PLANNING ACTS, 1971-72

NOTICE OF PERMISSION

To E J Brooks & Son (Agent for: Oxford Diocesan Council
Gloucester House of Education and Training)
13 Beaumont Street
OXFORD
OX1 2LT

Application No. CHA/7841/3

Proposal - Address Conversion of existing building into one dwelling.

Charney Bassett School, New Road, Charney Bassett.

The Vale of White Horse District Council, in pursuance of powers under the above Acts, hereby PERMIT the above development to be carried out in accordance with the application accompanying plans submitted by you, subject to compliance with the conditions specified hereunder.

1. The development hereby permitted shall be commenced within five years from the date of this permission.
2. Detailed particulars of the design and external appearance (including materials) of the converted buildings, and of any extensions or alterations to them, shall be submitted to the District Planning Authority in the form of a planning application and approved by them prior to any building works commencing on site.
3. That the/all means of access between the land and the highway be formed, laid out and constructed in such position(s) and with such vision splays as shall be approved by and in all respects to the satisfaction of the District Planning Authority.

(continued)

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:--

1. Condition 1 is imposed pursuant to the requirements of Section 41 of the Town & Country Planning Act, 1971.
2. To ensure a satisfactory standard of appearance.
3. In the interests of highway safety.

(continued)

Dated 16 November 1984

C. H. Cobby
Director of Planning & Development

IMPORTANT YOU SHOULD READ THE NOTES ON THE REVERSE OF THIS FORM AND IN PARTICULAR NOTE (1), WHICH MAY REQUIRE THE APPLICANT TO OBTAIN BUILDING REGULATIONS APPROVAL PRIOR TO THE COMMENCEMENT OF ANY BUILDING OPERATIONS.

29. NOV. 1984

NOTES

1. This permission is granted under Section 23 of the Town and Country Planning Act 1971, and does not convey or imply any approval which may be required under the Building Regulations, any order, regulation or bye-laws.
2. This permission will lapse if Condition 1 is not complied with.
3. If the development referred to in the permission is begun within the specified period, but in the opinion of the Planning Authority is unlikely to be completed within a reasonable time, the Planning Authority may, subject to confirmation by the Secretary of State for the Environment, serve a "Completion Notice" under Section 44 of the Town and Country Planning Act, 1971, stating that the permission will cease to have effect at the expiration of a further period specified in the said notice.
4. If the applicant is aggrieved by the decision of the Planning Authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this permission. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the General Development Order, 1973, and to any directions given under the said Order. He does not in practice refuse to entertain appeals solely because the decision of the Planning Authority was based on a direction given by him. (The statutory requirements include Sections 70 and 77 of the Town and Country Planning Act, 1971 relating to restrictions on conditions attached to Industrial Development Certificates and Office Development Permits).
5. If permission to develop land is granted subject to conditions, whether by the Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been, or would be, permitted, he may serve on the Vale of White Horse District Council or Oxfordshire County Council (whichever may be appropriate), a Purchase Notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1971.
6. In certain circumstances, a claim may be made against the Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Town & Country Planning Act, 1971.

E J Brooks & Son
Gloucester House
13 Beaumont Street
OXFORD
OX1 2LT

(Agent for: Oxford Diocesan Council
of Education and Training)

Application Number: CHA/7841/3

CONDITIONS (continued)

- 4 That the application referred to in Condition 2 hereof makes provision for parking spaces within the application area in accordance with the County Council's car parking standards.

REASONS (continued)

- 4 In the interests of highway safety.

FORMAL PARTICULARS OF SALE

ALL THAT piece or parcel of land having a frontage to New Road Charney Bassett in the County of Oxford and for the purposes of identification only delineated on the sale plan and thereon edged red TOGETHER with the premises erected thereon or on part thereof being the former premises of The Bouverie Pusey Church of England Primary School

SPECIAL CONDITIONS OF SALE

1. The property is sold subject to the Law Society's Conditions of Sale (1984 Edition) (hereinafter referred to individually by the designation "General Condition" together with the number thereof) so far as they are not varied by or are inconsistent with these conditions

2. The Vendors are Ernest John Clarke of The Redwoods Buckland Road Charney Bassett in the County of Oxford John Johnston Dingwall of Lyford Grange Lyford in the said county David Douglas of Longmead Charney Bassett Victor Alfred Hodgkins of Fairfield Charney Bassett and The Reverend Canon Herbert James Stuart of The Rectory Longworth in the said county and the Vendor's Solicitors are Messrs. Trollope & Winckworth of 16 Beaumont Street Oxford OX1 2LZ

3. Every person desiring to purchase the property described in the foregoing particulars shall fill in and sign with his name and address the form of tender printed at the end of these conditions (and in the case of a company or corporation the signatory must be authorised to bind the applicant in the purchase for the tendered sum) and shall send a copy of the foregoing particulars and these conditions having the said form of tender so filled in and signed still attached thereto in a sealed envelope marked "Tender for Charney Bassett School" to Messrs. Trollope & Winckworth of 16 Beaumont Street Oxford OX1 2LZ so as to arrive by 12 noon on the ninth day of October 1986

4. The Vendor does not undertake to accept the highest or any tender for the property and only unqualified tenders for specific sums will be entertained

5. The person or company whose tender for the property is accepted on or before the twenty-third day of October 1986 shall be the purchaser and shall be informed of the acceptance of his tender by letter sent to him by first class post by the Vendor's solicitors addressed to the address given in this tender and every letter so sent shall be deemed to have been received in due course of post

6. The Purchaser shall within ten days after the posting of such notice of acceptance pay to the Vendor's solicitors as agents for the Vendor a deposit of 10 per cent of the amount of

his tender; for all purposes of this clause time is to be the essence of the contract

7. If a cheque given for payment of the deposit is dishonoured on presentation or if the purchaser fails to pay such deposit the Vendor shall be entitled (but shall not be bound) to treat such dishonour or failure as a repudiation of the contract and to sell the property to some other applicant but without prejudice to the Vendor's rights to claim against the Purchaser damages for repudiation of the contract

8. The purchase shall be completed on or before the twenty-seventh day of November 1986 at the offices of the Vendor's solicitors. In default of completion on the due date interest on the balance of the purchase money will be paid at the rate of 4 per centum per annum above the base rate for the time being of The Royal Bank of Scotland PLC

9. The Conveyance shall be engrossed and executed in duplicate at the expense of the Purchaser

10. Vacant possession of the property will be given upon completion

11. The Vendor shall not be required to convey the said property to any person or organisation other than the Purchaser

12. General Condition 4 shall not apply

13. Copies of the sale plan referred to in these Special Conditions of Sale (which plan is for the purposes of identification only) will be available for inspection at the offices of the Auctioneers and at the offices of the Vendor's solicitors prior to the sale and in the sale room at the time of the sale. The Purchaser will be deemed to be aware of and to purchase subject to such plan whether he has inspected it prior to the sale or not.

14. The property forms the endowment of the educational foundation known as "Bouverie Pusey Church of England Primary School" and the Vendors are selling as trustees of that foundation with the consent of the Charity Commissioners for England and Wales.

15. (a) The abstract of title shall commence with a voluntary conveyance dated 16 February 1901 and made between Sidney Edward Bouverie Pusey (1) and Sidney Bouverie Pusey. The Reverend Frederick Hill Currie and Thomas William Craddock (2) under the authority of the School Sites Acts 1841 and 1844 (hereinafter referred to as "the 1901 Conveyance")

(b) It is apprehended that by virtue of the School Sites Act 1841 the property may have reverted. The Vendors will obtain a Title Indemnity Policy in the form of the draft available for inspection at the offices of the Vendors solicitors.

(c) The original of the 1901 Conveyance cannot be found. The Purchaser will accept a Public Record Office Copy of the deed together with a Statutory Declaration that the property has been occupied for the purposes of Bouverie Pusey Church of England (Controlled) School, Charney Bassett for the past 30 years and upwards as sufficient evidence of the execution and stamping of the original deed and will not require any further or other title to the land hereby agreed to be sold.

(d) Copies of the 1901 copy Conveyance and of the said Statutory Declaration will be available in the offices of the Vendor's solicitors prior to the sale and in the sale room at the time of the sale and the Purchaser will be deemed to have inspected the same and will not raise any objection or requisition with regard thereto.

16. As from the date upon which the Purchaser shall be notified that his Tender has been accepted the Property shall be at the sole risk of the Purchaser as regards loss or damage by fire, accident, non-occupation or otherwise.

FORM OF TENDER

The former premises of Bouverie Pusey Church of England Primary School, Charney Bassett

I/We

of

Hereby offer to purchase the property more particularly described in the foregoing particulars for the sum of
pounds (£) and I/We agree that in the event of this offer being accepted in accordance with the above named Special Conditions of Sale on or before the day named in the said Special Conditions for this purpose I/We will pay the said deposit of 10 per cent of the purchase price and will carry out and complete the purchase in accordance with the said Conditions

DATED this day of 1986

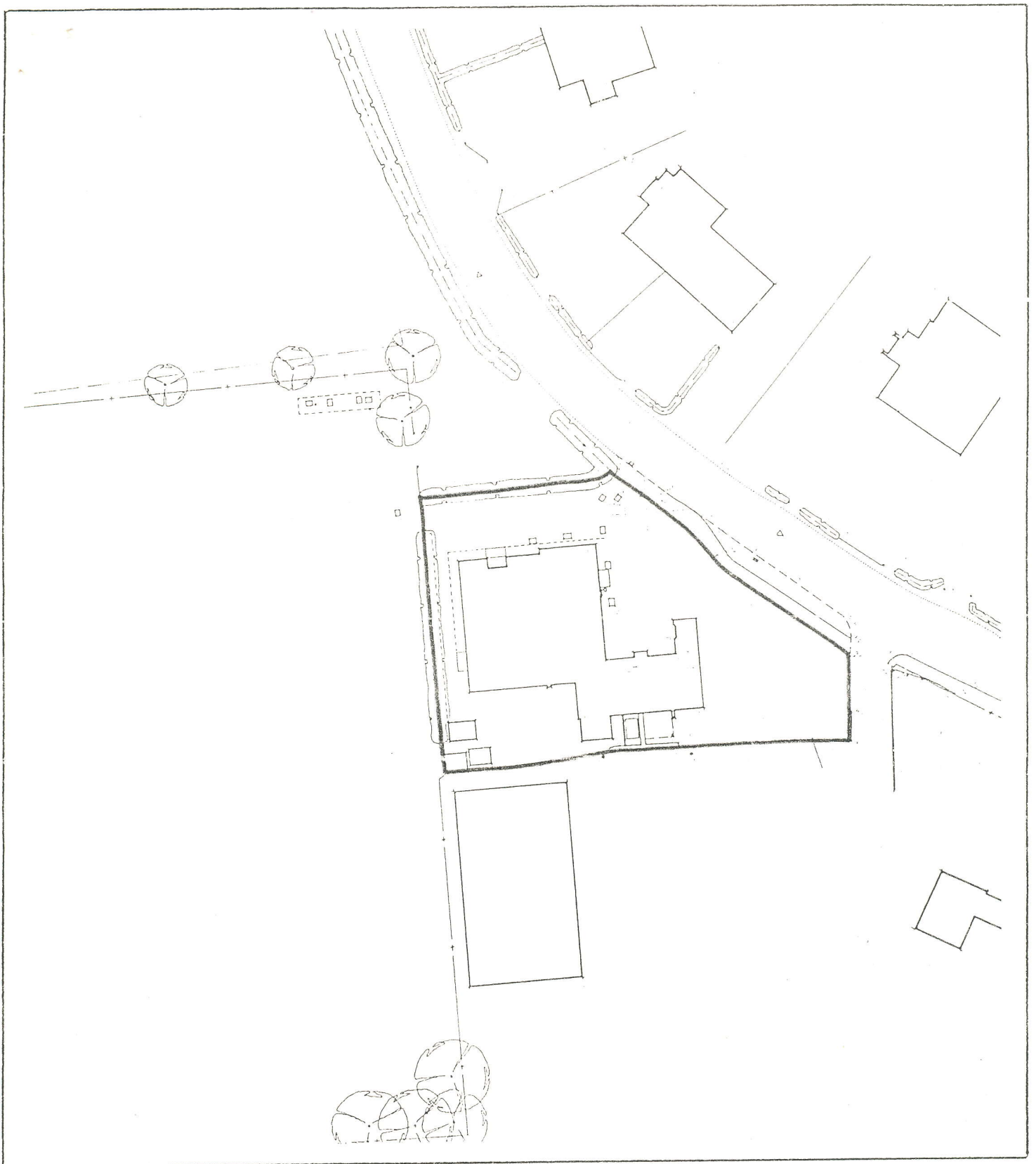
SIGNED:

Name:

Address:

Telephone:

NOTE: This form of Tender should not be detached from the Special Conditions of Sale



BROOKS 

Chartered Surveyors

Gloucester House
Beaumont Street
Oxford



Scale 1/500

Crown Copyright Reserved

For Identification
Purposes Only

BROOKS

Chartered Surveyors

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Beaumont Street, Oxford OX1 2LT
Telephone (0865) 244535

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