



PLOT FOR DEVELOPMENT
Orchard Stables, Burcot, Abingdon OX14 3DQ



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An opportunity to acquire a range of outbuildings for which Permission in Principle has been granted for a dwelling.

Dorchester on Thames 2 miles | Abingdon 5 miles |
Oxford 9 miles | A34 6 miles

For sale by Private Treaty.
In all about 0.19 acres (0.08 hectares)

Location

Description

The property comprises a range of outbuildings, for which Permission in Principle has been granted for the erection of a residential dwelling, set within approximately 0.19 acres.

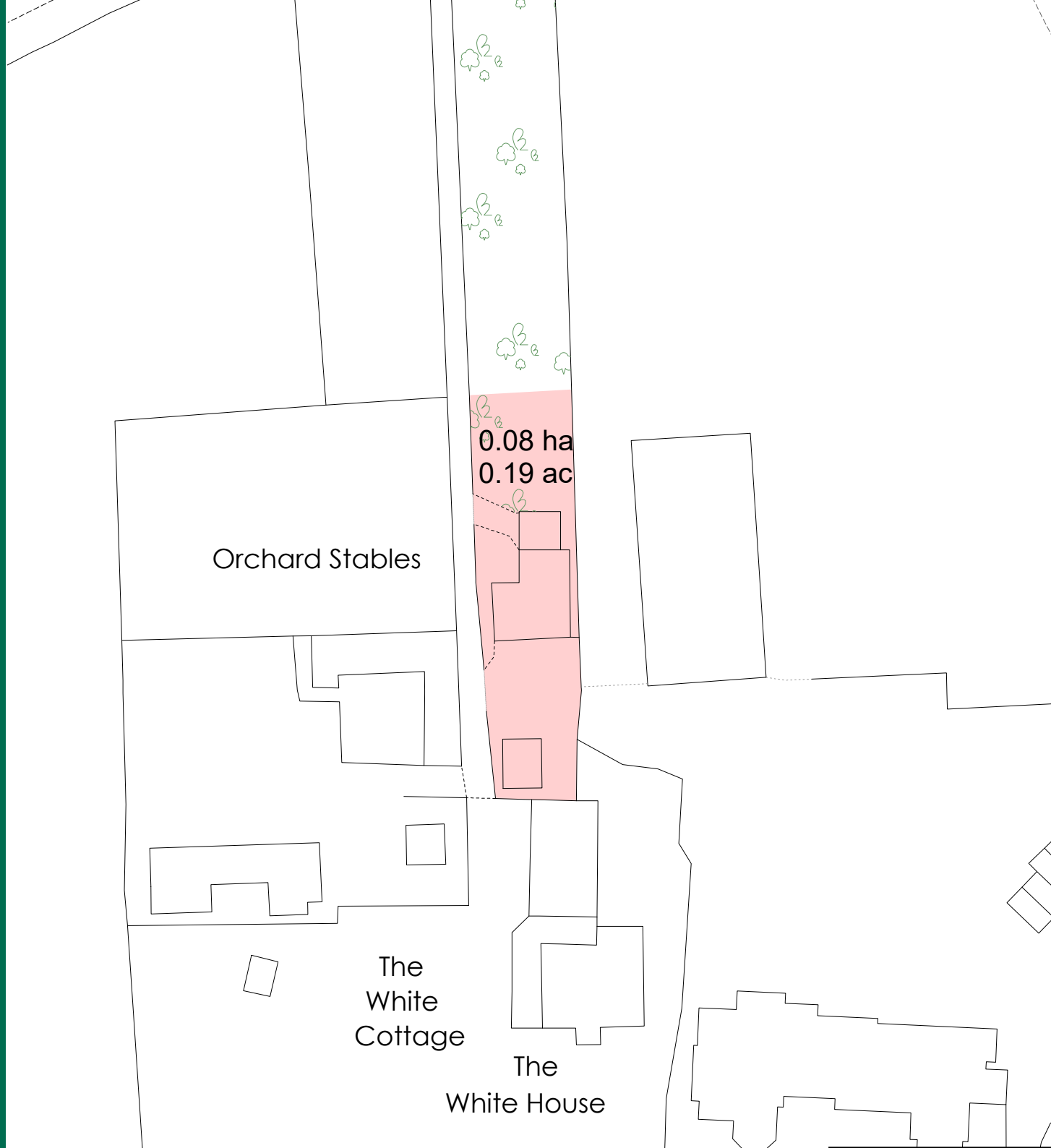
The Property is approached from the Abingdon Road over a driveway shared with three other properties.

Location

The property is located on the western edge of the hamlet of Burcot, to the north of the River Thames. Historic Abingdon on Thames and Oxford are both easily accessible. Trains to London Paddington from Didcot (7 miles) are available with a travel time of less than 40 minutes. The A34 (leading to the M40 and M4 motorways) is also accessible within a few miles.

What3Words

The entrance to the drive to the property will be found at
What3Words location: [///sunflower.tolerable.maximum](https://www.what3words.com/sunflower.tolerable.maximum)





Planning

Permission in Principle for the 'Demolition of existing garage and workshop buildings and the construction of a single dwelling' (P23/S0493/PIP), was granted by South Oxfordshire District Council on 25th May 2023.

Following the above grant of Permission in Principle, the site must now receive a grant of Technical Details Consent before development can commence. Further details on the application and approval of the Permission in Principle are available on the South Oxfordshire District Council website by searching the reference P23/S0493/PIP.

Services

Mains Water and Electricity connections.

Designations

The property lies within the Green Belt.

Method of Sale

The property is offered for sale by private treaty as a whole.

Health and Safety

We ask you to be as vigilant as possible to any potential risks when making your inspection.

Viewings

Strictly by Appointment with the Agents. Please contact Kevin Prince or Megan Middleton to arrange a viewing.

Local Authority

South Oxfordshire District Council www.southoxon.gov.uk

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for VAT purposes such tax will be payable in addition.

Plans

Plans included within these particulars are based upon Ordnance Survey data and are for reference and identification purposes only. All measurements and distances are approximate.

Directions

From Abingdon take the A425 through Clifton Hampden towards Dorchester. When entering Burcot, look out for the entrance into the private drive for Orchard Stables between two stone pillars. The outbuildings on the left hand side opposite the bungalow.

For Further Information

Please contact Megan Middleton or Kevin Prince on 01235 862888 or alternatively email kevin.prince@adkin.co.uk or megan.middleton@adkin.co.uk



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