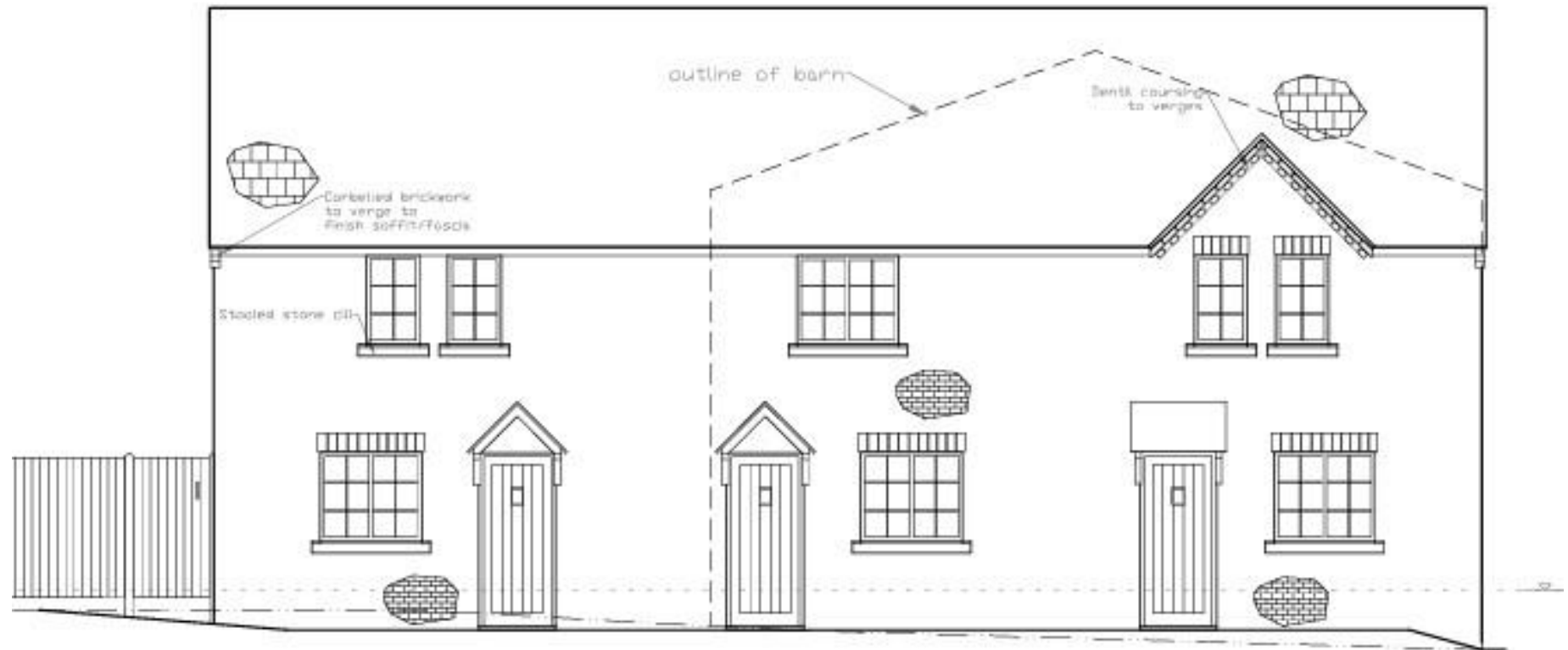


**For Sale** Residential development site, with outline planning consent for 3 new dwellings, located off Whittington Crescent, Wantage, Southern Oxfordshire.



## Residential Development site, Land off Whittington Crescent, Wantage Oxfordshire

**Description** A fantastic opportunity for the development of three two-bedroom (farm workers style) cottages, with gardens & parking, located next to a former farm house in a courtyard setting conveniently located for the Market Place and other local amenities.

**Planning** Permission has been granted for the "Removal of existing partly open sided barn store and the proposed development of three 2 bed (farm workers style) cottages on land off Whittington Crescent, Denchworth Road (As amended by plans received 23 May 2022). The permission and related plans can be seen at:

<https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P22/Vo634/FUL#exactline>

**CIL** Liability of £10,109.55 payable to the local authority on commencement of development.

**Sales Pack** A sales pack containing approvals, plans, agreements and associated documents is available online via Dropbox. To obtain the link for access please email; [oliver.martin@greenand.co.uk](mailto:oliver.martin@greenand.co.uk)

**Access** Vehicular and pedestrian access will be granted between the property and Whittington Crescent.

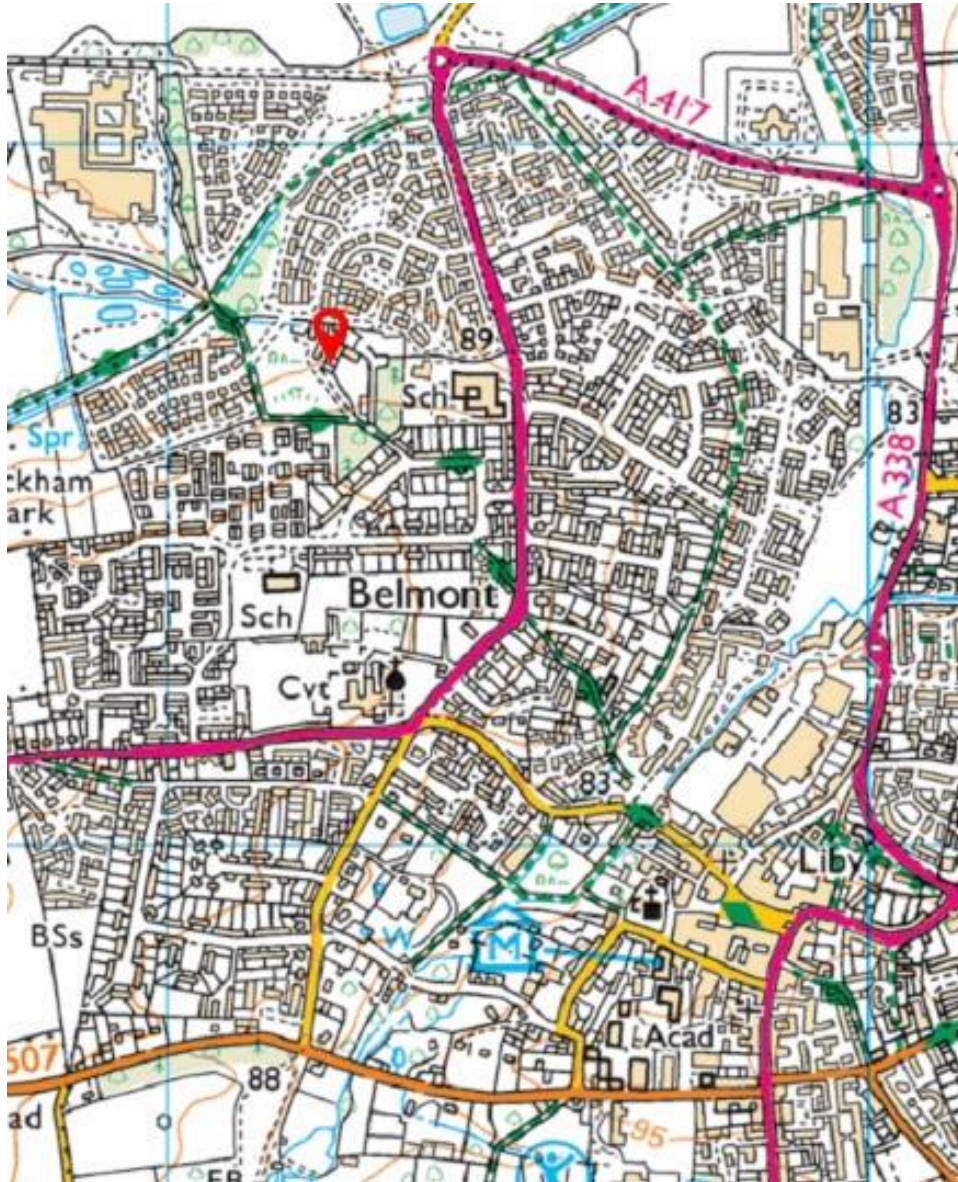
**Restrictions** Please note on the plan below the vendor is retaining the land edged and hatched in blue, but will grant a right of way to the green land.

**Price** Offers in the region of £325,000 are sought.

**Viewing** Strictly by appointment only. Please contact Oliver Martin to arrange.







Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

**CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008**

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

**DATA PROTECTION ACT 2018**

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit [www.greenand.co.uk/primary-policy-and-notice](http://www.greenand.co.uk/primary-policy-and-notice).