

# FOR SALE Consented residential development site off Circourt Road, south of Denchworth, nr. Wantage in southern Oxfordshire.



## Description

A consented development opportunity for the "Proposed replacement of existing stables with [a] new 2 bedroom dwelling with associated parking and amenity space." to be set in a half-acre wooded plot.

## Planning permissions

Granted by Vale of White Horse District Council (VWHDC), Abbey House, Abbey Close, Abingdon OX14 3SE. Tel. 01235 422422. Application references: P21/V0419/FUL granted consent for demolition and re-build on 07/04/2021\*; and P24/V2075/DIS successfully discharged pre-commencement conditions 4 & 5, regarding surface and foul water drainage on 18/11/2024. \*Since validated.

The principal permission and related plans can be seen at:

<https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P21/V0419/FUL#exactline>

## Offering to buy the Freehold interest

Offers in the region of £200,000 are invited.





### Sales pack

A sales pack containing approvals, plans, reports etc. is available via the following Dropbox link:  
<https://www.dropbox.com/scl/fo/ltlh7v1r123kafnqb9lt/APUagogafnd81Gjd4M55Pfk?rlkey=v3fvmp38bs9ccc57umwx7p19&st=barp7xot&dl=0>

### Community Infrastructure Levy (CIL)

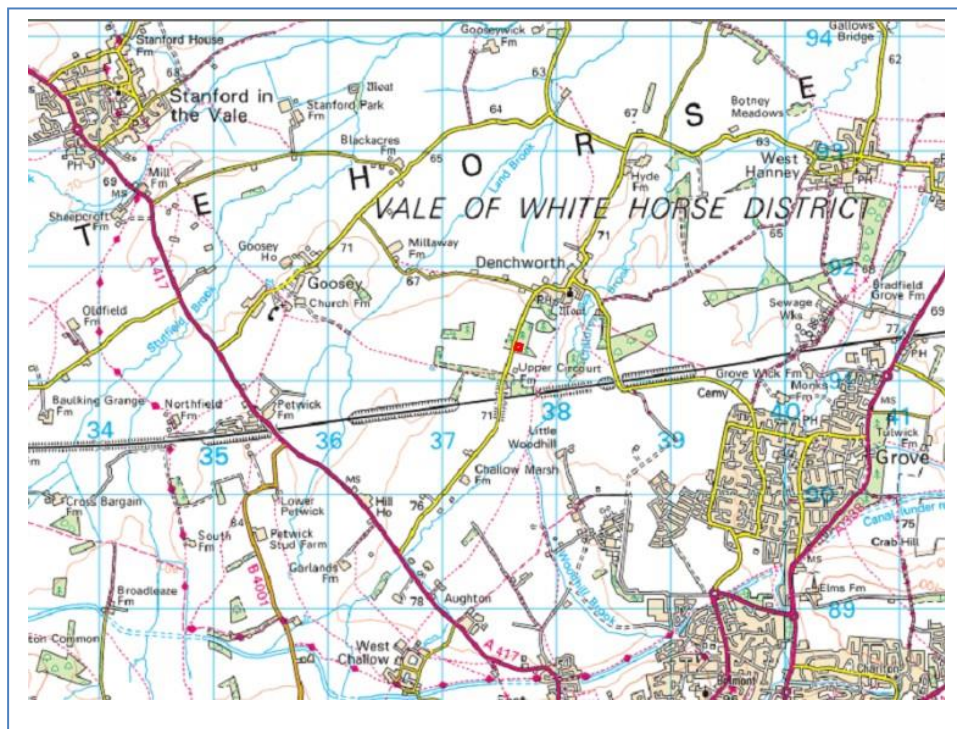
We understand that there is no CIL payable as the consented dwelling mirrors the scale of the existing building.

### Mains services

We understand mains water is connected. Overhead mains electricity cables are adjacent to the site but have not been connected previously.

### Viewing

Access to the site is via a locked gate. Viewings must be made with the sole agent Green & Co, Wantage for during daylight business hours, Monday to Friday only. Tel. 01235 773417 or email [oliver.martin@greenand.co.uk](mailto:oliver.martin@greenand.co.uk) what3words: eagle.moral.iteration or nearest postcode: OX12 oEB



33 Market Place, Wantage, Oxon OX12 8AL t. 01235 763561 e. [cda@greenand.co.uk](mailto:cda@greenand.co.uk) [www.greenand.co.uk](http://www.greenand.co.uk)

**GREEN & CO**

Buyers must check the availability, any particular aspect of the property that could be of importance to them and book an appointment to view before 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 RIGHTS ACT 2015

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 1998

Please note that all personal information provided by customers wishing to receive information and/or services from Green & Co will be processed by us for the purpose of providing services associated with the business of an estate agent and for the additional purpose set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.