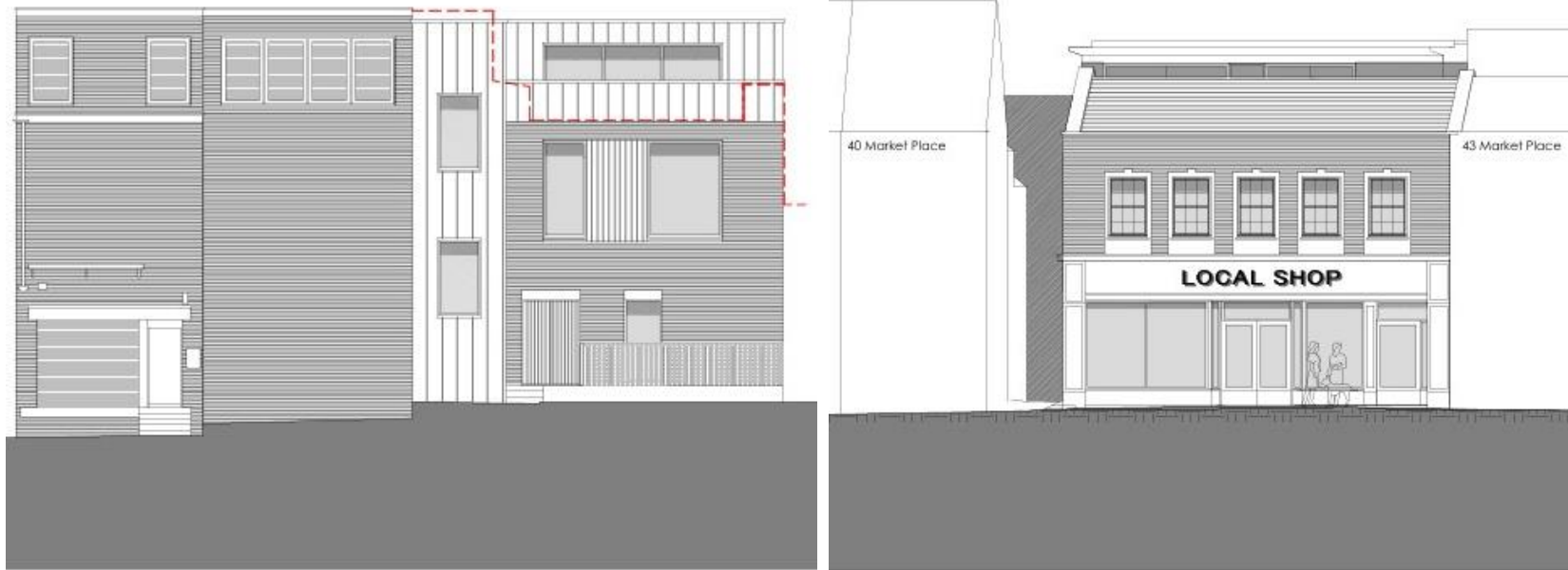


FOR SALE Freehold. Residential development opportunity for conversion, extension and new build dwellings in the heart of Wantage town centre, southern Oxfordshire.



PROPOSED REAR ELEVATION - NORTH
Outline of Existing shown dotted in red

PROPOSED REAR ELEVATION - SOUTH

41 Market Place, Wantage OX12 8AW

Planning permission

The permission allows for the “Demolition of [a] former garden centre building. Conversion and extension of [an] existing building to create 2 dwellings and 6 flats together with associated works. Retention of existing ground floor retail unit. (Additional letter from agent clarifying waste and highway matters received 8 September 2022)”. The permission and related plans can be seen at:

<https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P22/V1206/FUL#exactline>

CIL

Liability of £13,240.12 payable to the local authority on commencement of development.

Sales pack

A sales pack containing approvals, plans and associated documents is available via the following Dropbox link:

<https://www.dropbox.com/scl/fo/np259q1ax6of9g8vobeae/AHOg5r4Qe5rKKFeqoMlcQ2Y?rlkey=o826azfmhwymzawsdov5gf5i4&st=n796nbw4&dl=o>

Restrictions

Please note that the leasehold interest in the ground floor retail unit, trading as ‘Specsavers’, will be retained by the vendor under a superior leasehold interest to become effective on completion of the sale of the freehold and is not included in the sale.

Price guide

Offers in the region of £395,000 are sought.

VAT status

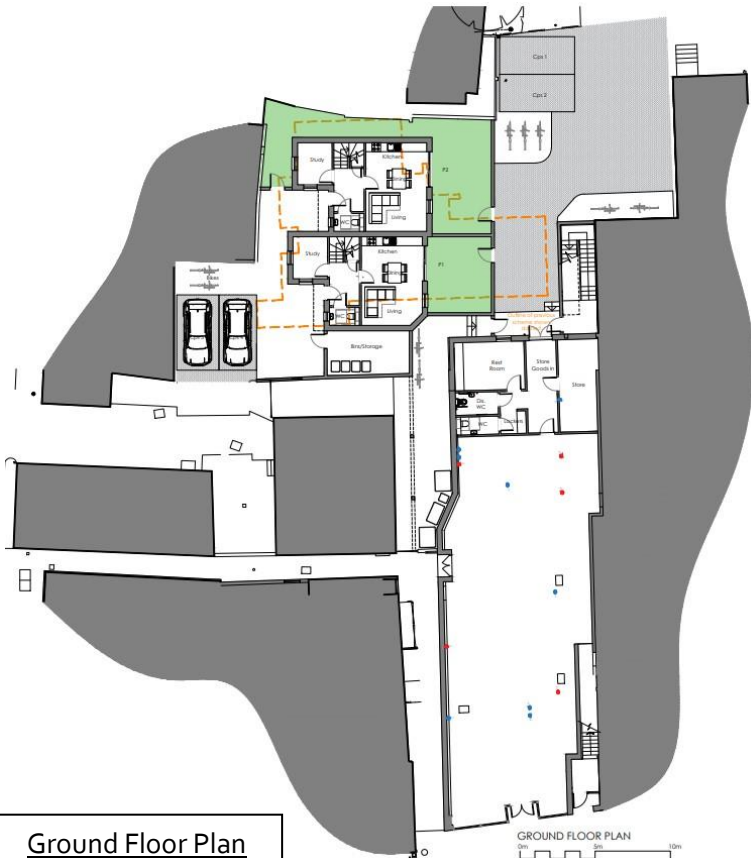
We understand that the property is opted in for VAT.

Viewing

By prior appointment only with the sole agent Green & Co Commercial and Development Agency, during usual business hours Monday to Friday only. Tel. 01235 773417 ref OM or email oliver.martin@greenand.co.uk Persons venturing on to the roof of the building must be accompanied and stay inside the safety barriers.

Location finder

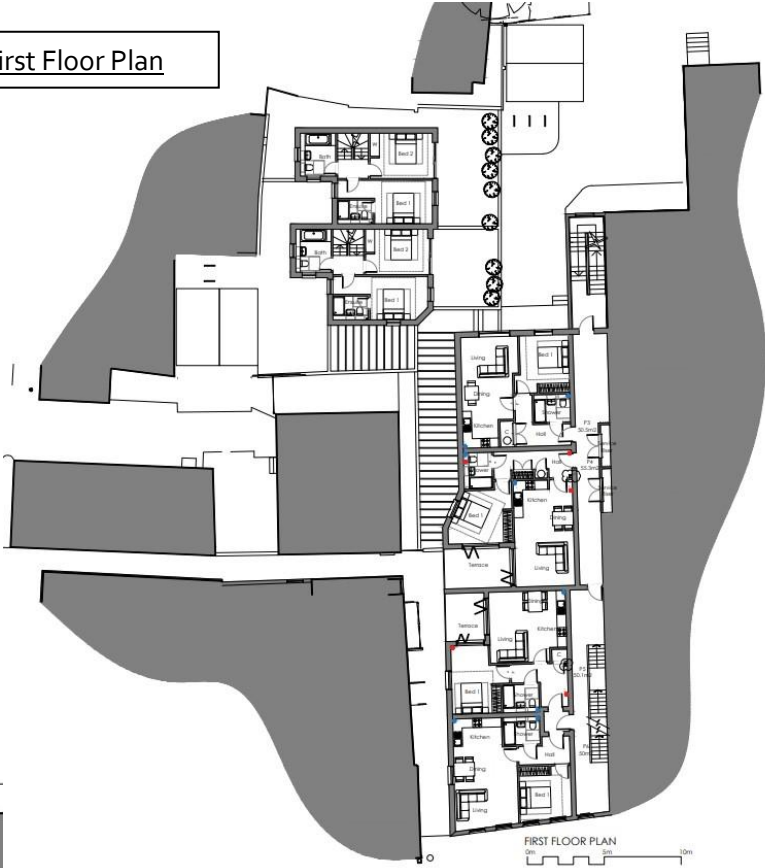
what3words: soda.powerful.guideline or postcode: OX12 8AW.



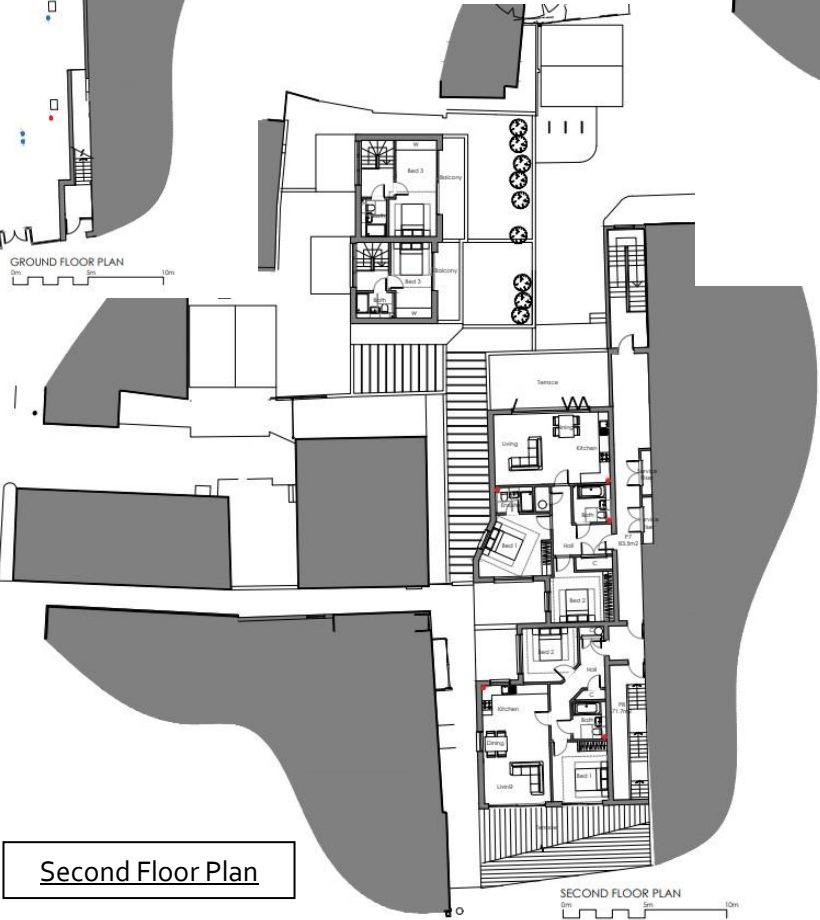
Ground Floor Plan

GROUND FLOOR PLAN
0m 5m 10m

First Floor Plan

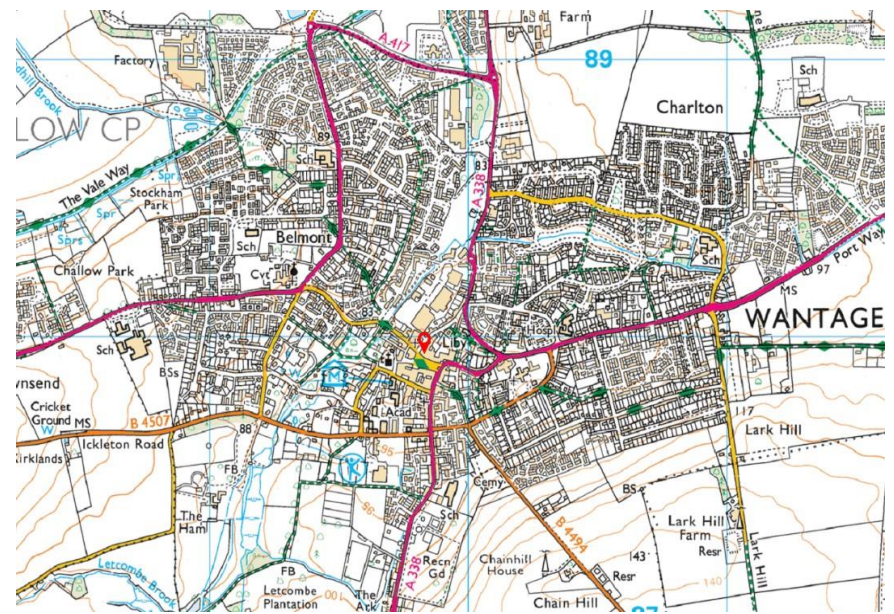


FIRST FLOOR PLAN
0m 5m 10m



Second Floor Plan

SECOND FLOOR PLAN
0m 5m 10m



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.