



Oliver
James



80 Barrow Road,
Shippon, OX13 6JG

£750,000

DESCRIPTION

2 new building plots with detail planning permission to build two large 2,750 sq.ft. Luxury 5-bedroom detached stone and brick houses with double garages. Demolition of existing dwelling. Total plot size 0.35 acre. P16/V0416/Ful

PERMITTED DEVELOPMENT RIGHTS

The new dwellings benefit from retaining permitted development rights so there is considerable scope to increase the floor-space of the new houses. Any permitted development would need to be as part of a separate building operation to the new house builds. However, there is always the option of submitting a new application quickly with the extra floor-space using permitted development rights, and at the same time progressing building regulation drawings. Alternatively once the building project is finished, submit a separate building regulations application for the permitted development elements.





EXISTING HOUSE

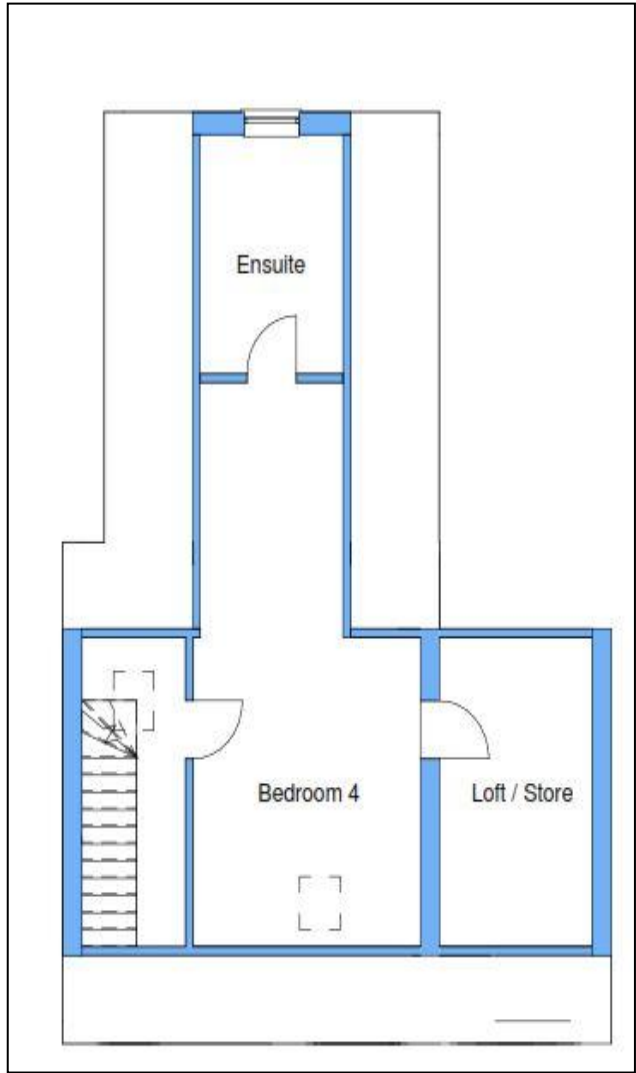
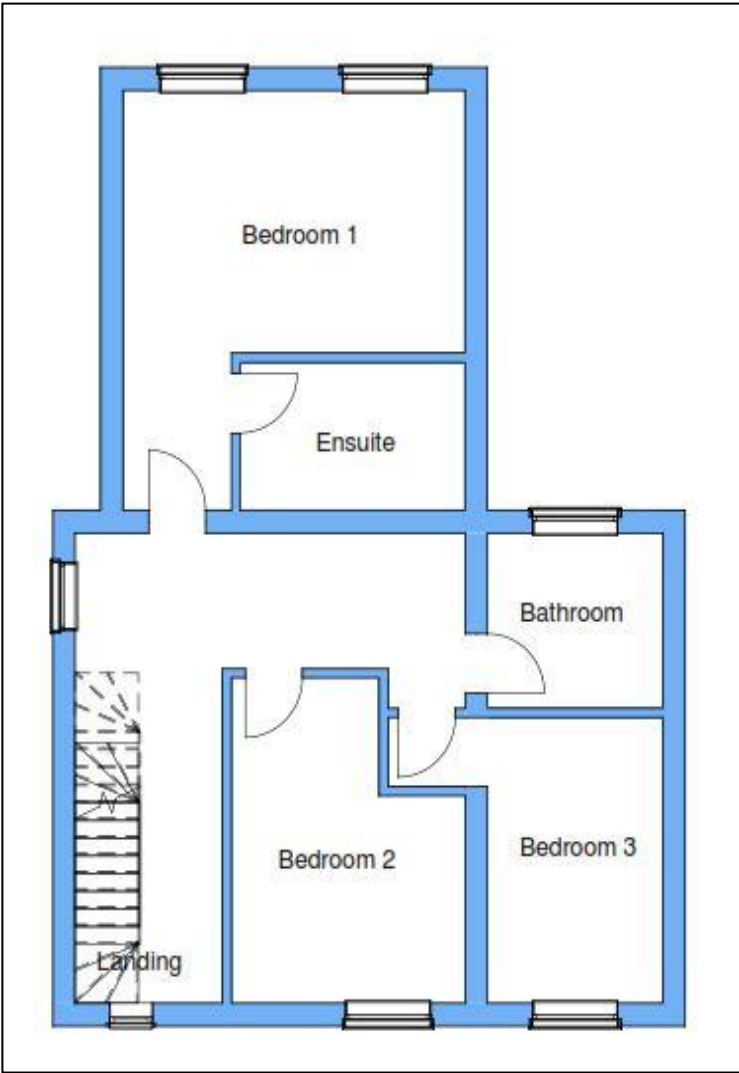
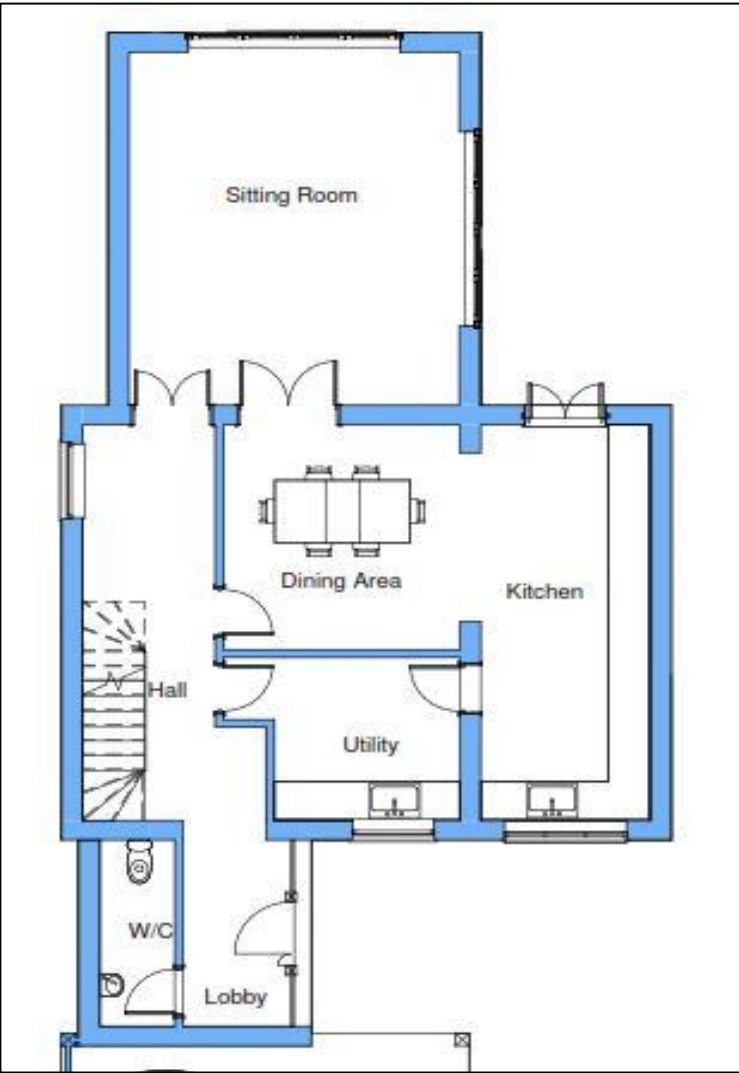
The existing detached dwelling offers flexible accommodation incorporating a self-contained annex and a separate garage. The house is currently being lived in by the owner and has recently been decorated and offers the flexibility of immediate accommodation before the new houses are built. The detached garage would also be ideal as an on-site office or to store materials if desired.

GARDENS

Set in larger than average gardens of over a third of an acre, it is laid mainly to lawn with conifer and beech hedges to the front and western borders. There are currently two entrance gates, with planning for one new central entrance. The gardens also benefit from some mature trees. There is one recently built stone house bordering to the east, and open (green-belt) fields to the west. Full Topographical survey available.

LOCATION

Barrow Road, Shippon is situated in a delightful non-estate location on the edge of this very popular village that offers easy access to nearby Abingdon town's many facilities including excellent private and state schooling. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Abingdon town center (circa. 1.5 miles), Oxford city center (circa. 8.7 miles) and Didcot mainline railway station to London, Paddington (circa. 7.8 miles).



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