

**DEVELOPMENT  
OPPORTUNITY**



**THOMAS  
MERRIFIELD**  
SALES LETTINGS

**Little Dubbers, Beggars Lane,  
Southmoor, Abingdon, OX13 5BL**



## Little Dubbers, Beggars Lane, Southmoor, Abingdon, OX13 5BL

An interesting development opportunity is offered with this four bedroom detached cottage set in grounds approaching 0.7 of an acre, with outline planning permission to build three detached properties.

- Development opportunity
- Period four bedroom house in large plot of c. 0.7 acres
- Outline consent granted for three detached houses
- Information pack available on request
- Local Authority: Vale of White Horse District Council
- Existing house - Council Tax Band: D. EPC Rating: E
- Please note that the 3 stain-glass windows to the front elevation and the shaker pegs in bedroom 3 are being removed prior to completion of the sale

The property is located at the north end of Beggars Lane, a popular non-estate location close to the heart of this highly regarded village, which is well served with good local amenities and transport links.

The planning consent is for replacement of the existing cottage with 3 detached houses each with a Gross Internal Area (GIA) of 1,890 sq ft / 176 sq m. Full details are available on the Vale of White Horse District Council planning portal via [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk). The existing cottage offers 1,228 sq ft of accommodation and is set at the front of the plot, offering extension potential, (subject to planning), should you wish to retain the property, as part of any future development rather than demolish it.

**Guide Price £1.25m Freehold**







**Planning:**

Outline planning consent was granted on 16th October 2023 (Application No P23/VI 140/0) for:-

"Demolition of existing dwelling and erection of up to 3 dwellings and associated infrastructure"

Full details are available on the Vale planning portal or by email request to [oxford@thomasmerrifield.co.uk](mailto:oxford@thomasmerrifield.co.uk).

**Services:**

We understand that the property is connected to mains electricity, water and drainage. There is no mains gas connected.

**Broadband:**

According to Ofcom.org.uk, Superfast and Ultrafast broadband services are available.

**Mobile Voice and Data:**

According to Ofcom.org.uk there is likely to be mobile voice coverage for EE, O2 and Vodafone and data coverage for EE and O2 indoors and mobile and data coverage outdoors for EE, Three, O2 and Vodafone.

**Flooding:**

According to Gov.uk there is a Medium Risk of surface water flooding but we understand from our clients that the property has not flooded in the 26 years of their ownership.

**Joint Agents:**

Please note that Thomas Merrifield are joint sole agents with Breckon & Breckon, Abingdon office Tel: 01235 550550 Email: [Abingdon@breckon.co.uk](mailto:Abingdon@breckon.co.uk)

**VIEWINGS AND RE-SALE ADVICE:**

Thomas Merrifield Abingdon Office  
Contact Andrew Hearn  
Tel: 01235 538000  
Email: [abingdon@thomasmerrifield.co.uk](mailto:abingdon@thomasmerrifield.co.uk)





Kingston Bagpuize with Southmoor is located approximately 10 miles southwest of Oxford city centre and 7.5 miles from Abingdon town centre. The nearby A420 and A34 give access to surrounding areas, along with the stunning Oxfordshire countryside, including the ridgeway and white horse hills. The highly regarded Millets farm shop and garden centre is a short drive away, as is Frilford Heath golf club.

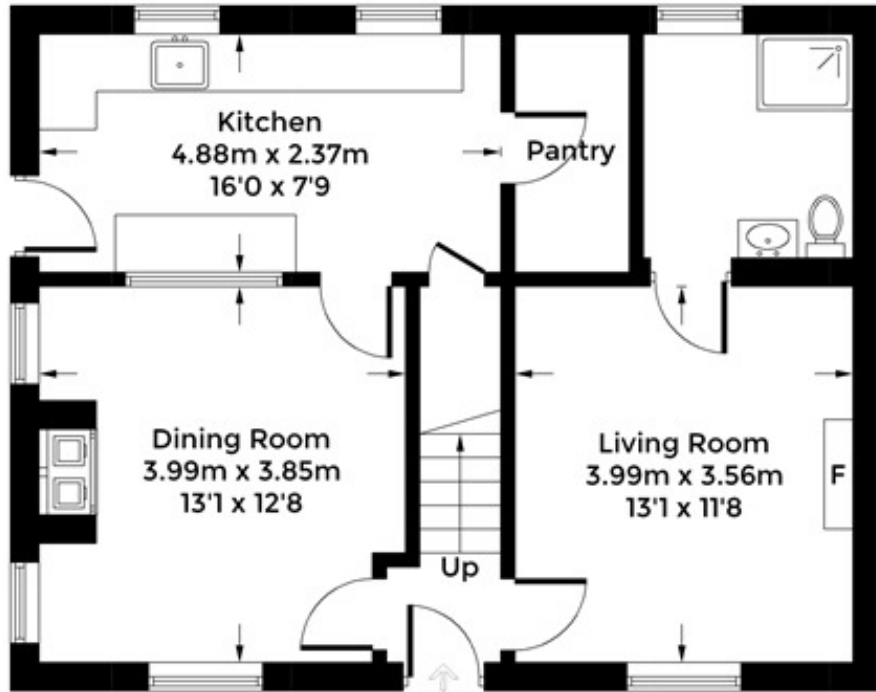
The village is well served with good local amenities including a highly regarded primary school, Co-op convenience store, local church, pub and café.



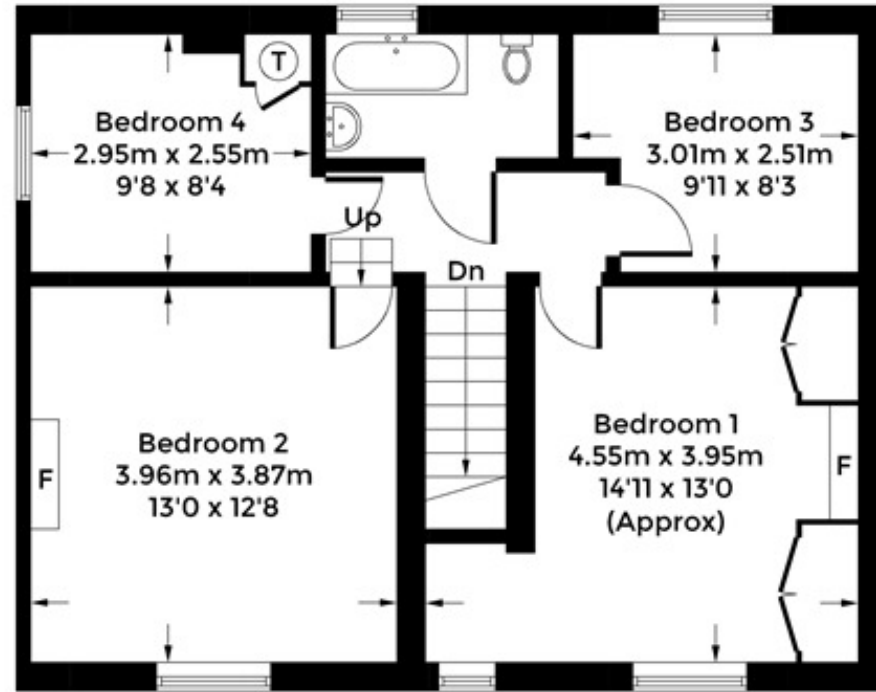




Approximate Gross Internal Area = 114.1 sq m / 1228 sq ft



Ground Floor



First Floor



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