



Land to the rear of Walnut Tree Cottage, South Moreton, OX11 9AG

£295,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An imaginative residential development opportunity.

A rare opportunity to purchase a village building plot tucked away in a delightful setting adjacent to South Moreton Conservation Area behind traditional thatched cottages and other period homes. Planning Consent P18/S0048/FUL was awarded by South Oxfordshire District Council on 17th August 2018 and has since been implemented. The imaginative contemporary barn style home as designed by D P Architects of Watlington will be set in a south facing garden with a long driveway leading to South Moreton High Street. This exciting opportunity offers all the scope for building a modern family home including a feature gallery overlooking the open plan dining area, kitchen and sitting room. There will be three bedrooms (one on the ground floor, which could also serve as a home office) plus study and utility room. The proposed floor area extends to approximately 1485sqft (138sqm). The new house will be approached by a long driveway from South Moreton High Street which opens up to the plot at the northern end of the site. Overall the site extends to 0.12 acre.

A number of specific conditions will be applied by the Vendors as follows:

The new house will be built to the consented scheme (minor variations considered). Completion of the project to be within 12 months of legal completion of purchase. There must be no fires or burning of material due to the risk to the thatched cottages. Working hours to be restricted to between 8am and 6pm weekdays and 9am to 4 pm at the weekends and bank holidays. Temporary fencing to be replaced by permanent close board fence within 6 weeks of completion of the build. The vendors retain rights over the lower part of the drive for vehicular access and egress only except during the main construction period.





Key Features

- Of appeal to self builders and developers
- Full height entrance hall with stairs/balcony landing over
- Sitting Room with fireplace
- Dining area with bi-fold doors to garden
- Kitchen with separate utility
- Ground floor bedroom and en-suite
- Two further first floor bedrooms and bathroom
- Study
- N.B. Whereas the price includes CIL of £21,000, any further liability will be the responsibility of the purchaser

The Location

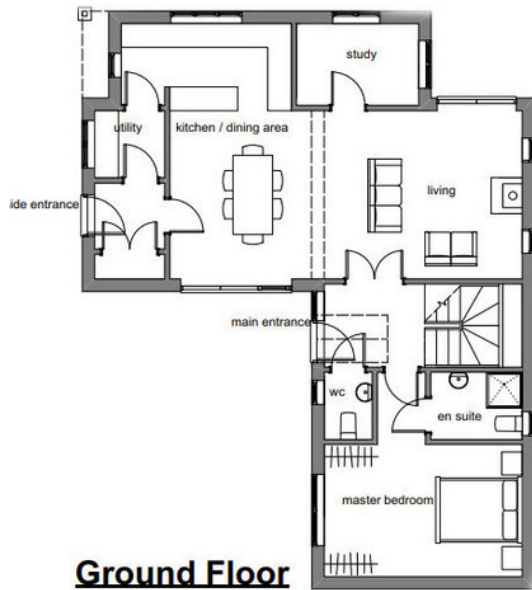
South Moreton is a pretty village between Wallingford and Didcot. The High Street is lined with a variety of character houses from thatched timber framed cottages to more contemporary individual homes. There is a thriving primary school, large recreation ground and community owned Pub, The Crown, all within 3-4 minutes walk, St Johns Parish Church and South Moreton gym are also very close while the village is surrounded by beautiful open countryside offering numerous rural walks and many lovely views over the Chiltern Hills and Berkshire Downs. Didcot is just 4 miles away and offers a range of shopping and leisure facilities together with main line train service from Didcot Parkway to London Paddington in 40 minutes.



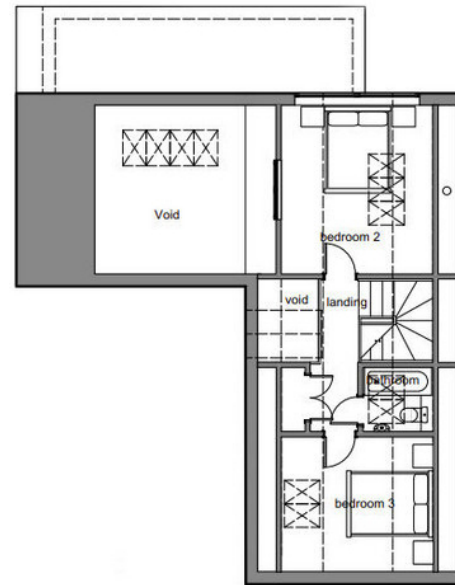
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Ground Floor



First Floor

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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