



The Old Workshop Pilgrims Way, Blewbury, OX11 9NY
Offers In Excess Of £200,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A unique development opportunity comprising a site of 0.2 acres, with a frontage to Pilgrim's Way of approximately 70 ft (21.3 m) and a depth of approximately 60 ft (18.2 m). The site currently contains a brick and timber L-shaped stable building and an extensive range of storage units, together providing approximately 1,800 sq ft (167 sq m) of floor area.

The property has consent for conversion of these buildings into a residential property under P24/V0249/PIP granted in March 2024.

Material Information

There is a metered electricity supply to the property which is currently disconnected. No water, gas or drainage is connected to the property but each of these services is supplied to neighbouring properties. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

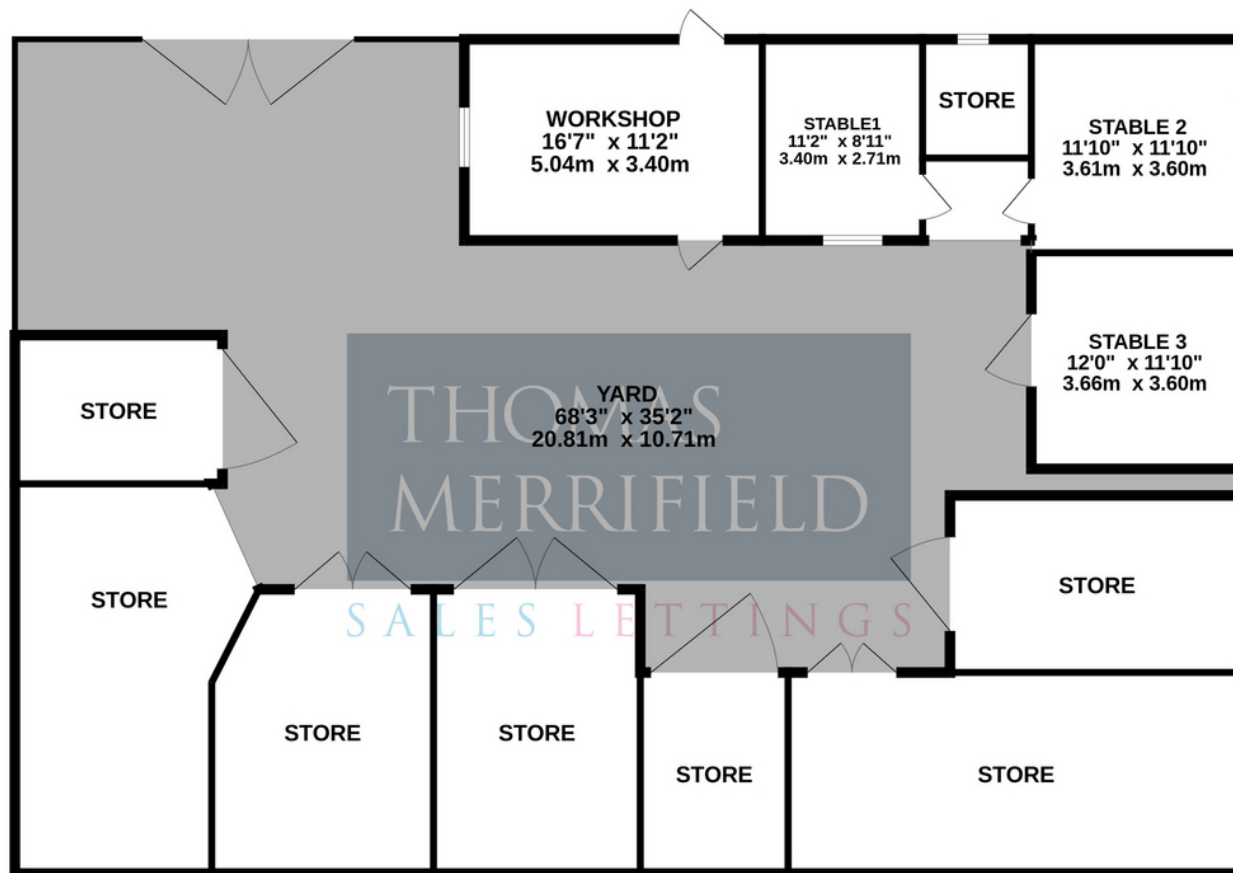
- A unique development opportunity
- 0.2 acre with a frontage to Pilgrim's Way
- Comprising of a brick and timber L shaped stable building
- An extensive range of storage units in all comprising 1800 sq ft (167 sq m) of floor area
- Located in a delightful thriving village

The Location

Pilgrims Way is a quiet unmade lane that leads to just a handful of houses in a lovely edge of village location. Blewbury is a delightful thriving village at the foot of the Berkshire Downs just 4 miles south of Didcot. Village facilities include a primary school and nursery, garage with convenience store, a highly regarded farm shop, two village inns and community Post Office. The village is renowned for its many active clubs and societies (around 50 in total). Didcot offers excellent leisure and shopping facilities, together with a mainline rail connection from Didcot Parkway to London Paddington in 45 minutes



GROUND FLOOR
1883 sq.ft. (175.0 sq.m.) approx.



TOTAL FLOOR AREA : 1883 sq.ft. (175.0 sq.m.) approx.
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