



WOOTTEN HOUSE

IFFLEY, OXFORD, OX4 4DS

FOR SALE: FREEHOLD REDEVELOPMENT OPPORTUNITY

Opportunity Summary

- Large dwelling house and separate Coach House on a substantial plot within Iffley village, an affluent Oxford suburb on the bank of the River Thames.
- Potential for refurbishment and/or redevelopment for residential or alternative uses including student and care, subject to obtaining the necessary permissions.
- Over 8,000 square feet of existing accommodation comprising of a large unlisted detached dwelling house (5,921 sq. ft), and Coach House (2,266 sq. ft), along with a tennis court and swimming pool.
- Total site area of approximately 1.31 acre (0.53 ha).

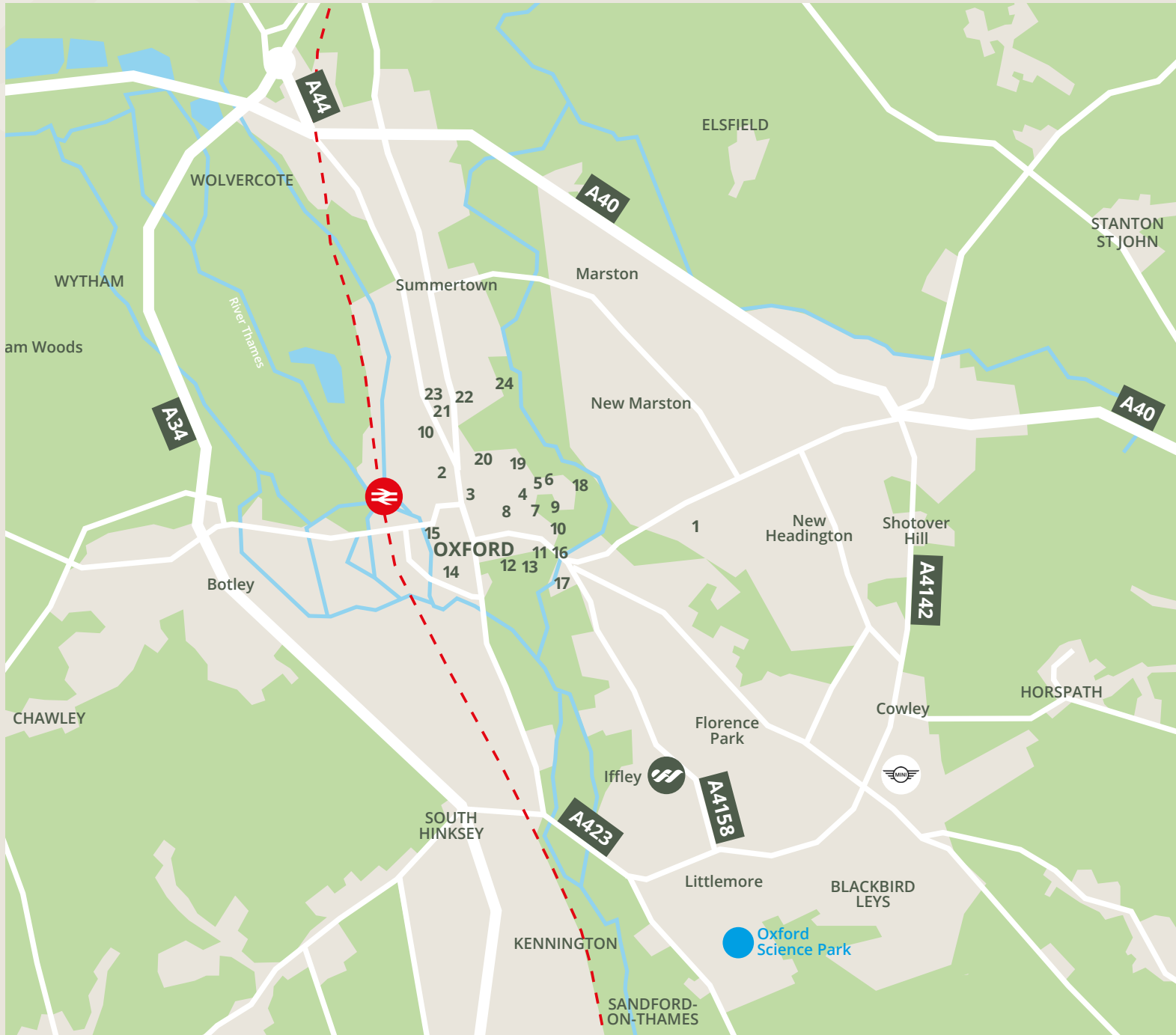







Development opportunities on the fringe of the city

The proximity to central Oxford and many world-renowned Oxford colleges provides an exciting opportunity for Wootten House to be refurbished but also with the potential to be redeveloped for a range of uses including student accommodation, education, and care. The location within the picturesque village of Iffley also presents the opportunity to create a luxury residential scheme as a single residence or several dwellings.





Key

-  Oxford Railway Station
-  Oxford Science Park
-  MINI Plant

Universities

- 1** Oxford Brookes University
- 2** University of Oxford

Colleges

- 3** St Johns College
- 4** Trinity College
- 5** Wadham College
- 6** Harris Manchester College
- 7** Hertford College
- 8** Jesus College
- 9** New College
- 10** The Queen's College
- 11** University College Oxford
- 12** Oriel College
- 13** Merton College
- 14** Pembroke College
- 15** Nuffield College
- 16** Magdalen College
- 17** St Hilda's College
- 18** St Catherine's College
- 19** Mansfield College
- 20** Keble College
- 21** St Anne's College
- 22** Kellogg college
- 23** St Anthony's College
- 24** Lady Margaret Hall

Location

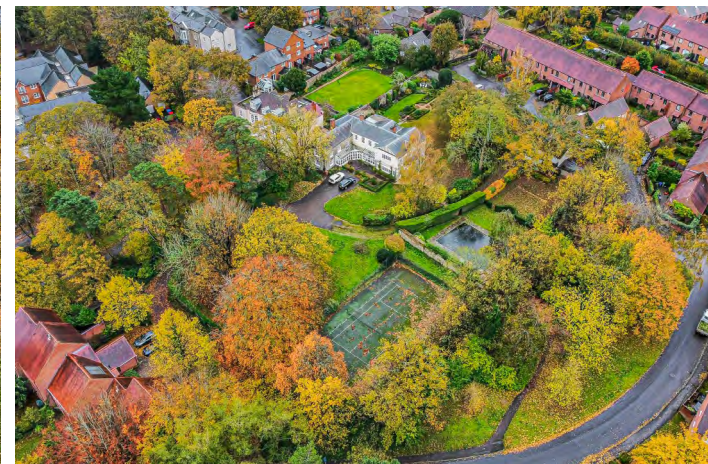
The property is located in Iffley Village, a picturesque suburb which lies on the bank of the River Thames within the city of Oxford. Iffley is a predominately residential area approximately 2 miles south of central Oxford, 25 miles north west of Reading and 55 miles north west of central London.

Iffley is a quintessential village that has its own historic and architectural vernacular, and benefits from a community convenience shop, hotels, and a public house.

The property location offers convenient access to various Oxford Colleges, Oxford Brooks University, Oxford Science Park, and the extensive amenities of the City.

The Existing Property

Wootten House and the Coach House extend to a GIA of 8,187 sq ft on a large plot of approximately 1.31 acres (0.53 hectares). The extensive grounds feature landscaped gardens, a tennis court, and swimming pool which are in need of refurbishment. The grounds are currently laid out as a formal garden with lawns, herbaceous borders, orchard, and mature specimen trees.



Connections

The property is well connected by road and benefits from a wide range of public transport options.



The nearest bus stops are on Henley Avenue / Rose Hill (Routes: City 3, City 3A, City 3B, River Rapids NX40, River Rapids X40 and BB1A). All of the City 3 routes provide regular services from Iffley to Oxford city centre whilst City 3 and City 3A provide a connection to Oxford Science Park to the south.



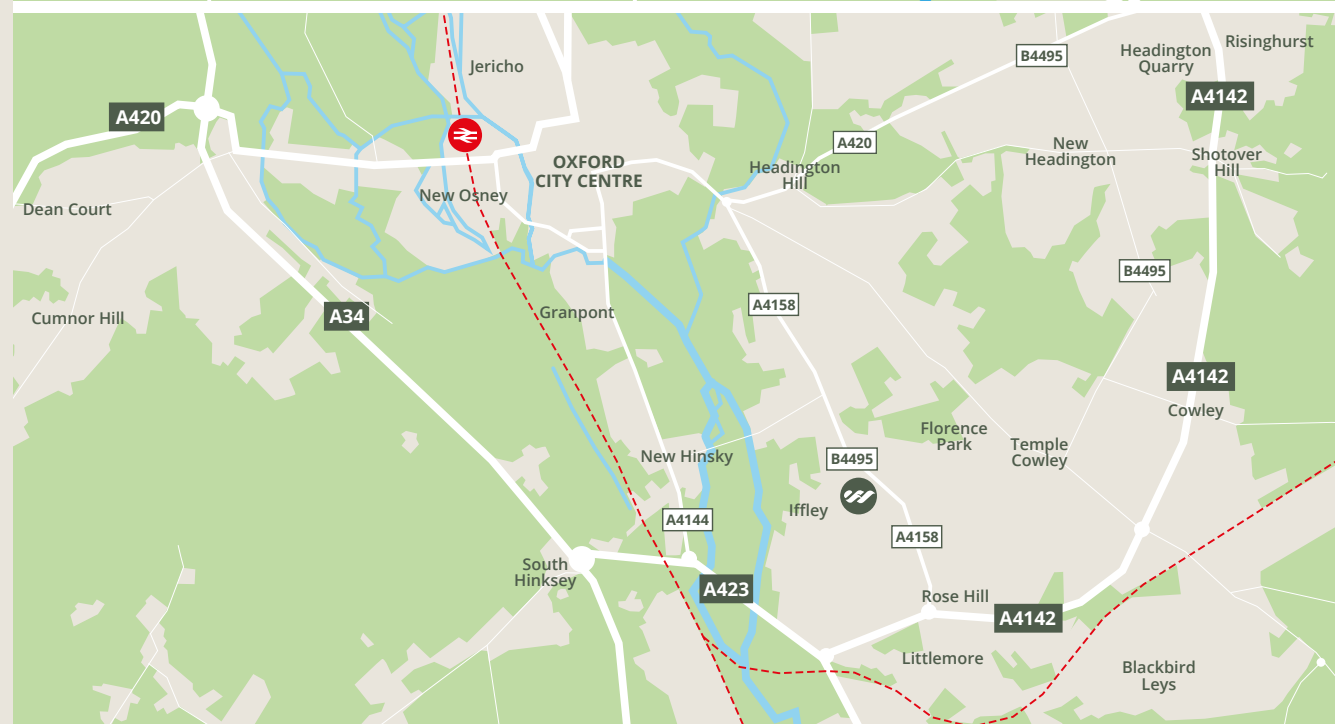
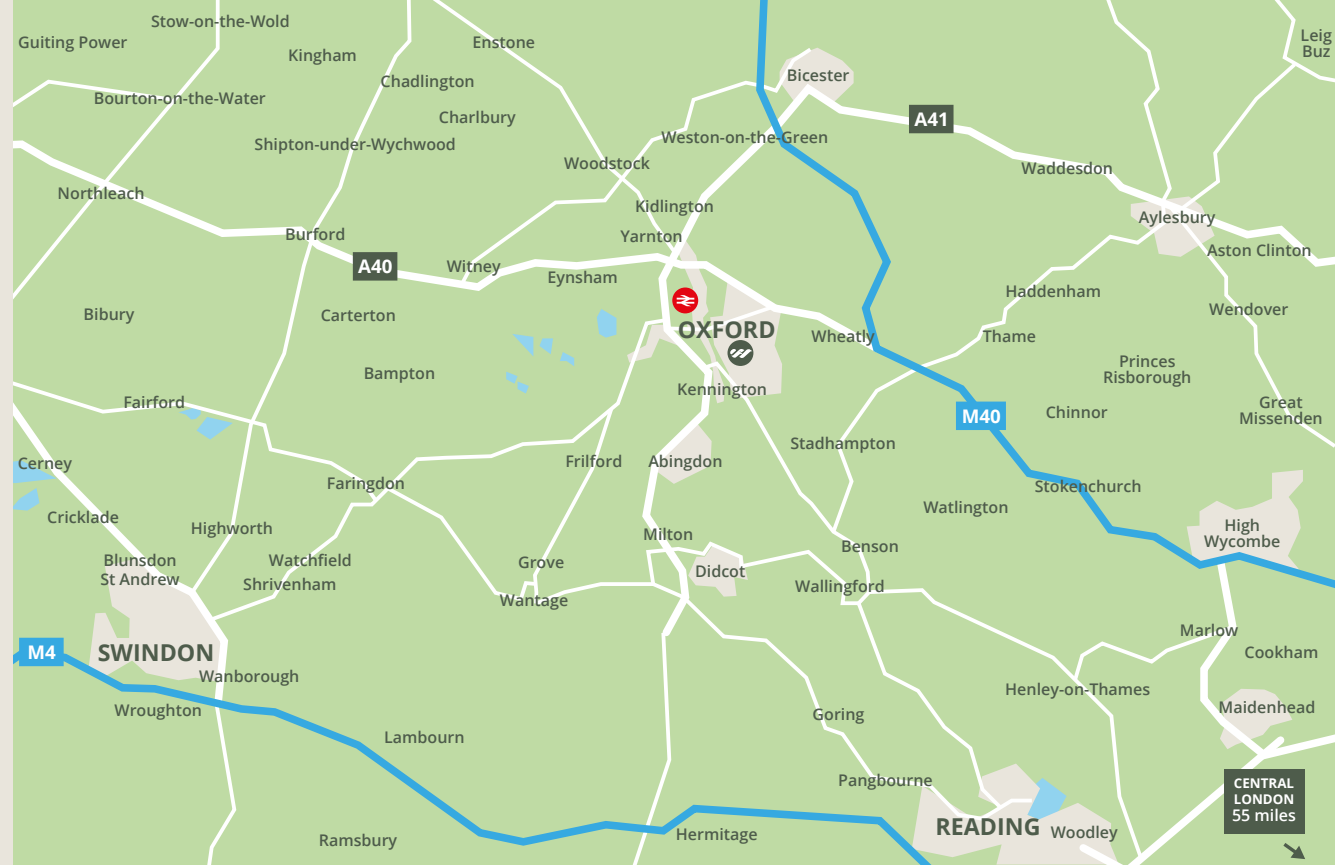
Oxford Station is located approximately 2.6 miles to the north west and offers direct services into London Paddington and London Marylebone with journey times from 51 minutes. Alternatively Didcot Parkway Station is approximately 10 miles to the south and provides direct services to London Paddington from 38 minutes.



London Heathrow Airport is approximately 44 miles to the south east, a journey time of 1 hour by road. London Oxford Airport is a private airport located approximately 10 miles to the north, which is primarily used for private charter flights.



Iffley Road (A4158) is a short distance to the north, a main arterial route providing a direct connection to the centre of Oxford and the Eastern By-Pass (A4142) which acts as a prominent west to east arterial route for Oxford. The Eastern By-Pass provides access to the A40 and the A34.



Existing Property Plans

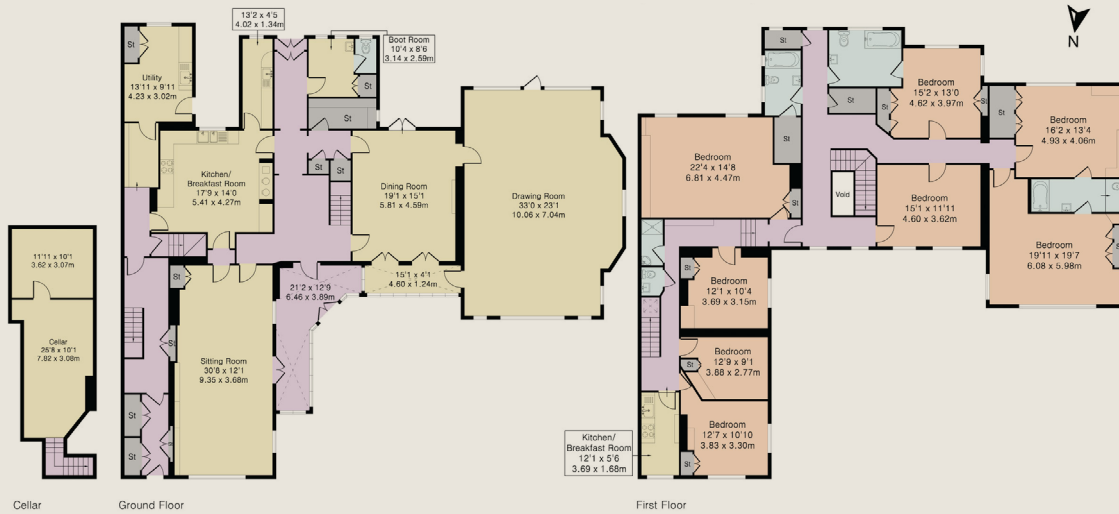
Wootten House

Approximate Gross Internal Area 5,921 sq. ft - 551 sq. m

Cellar Area 341 sq. ft - 32 sq. m

Ground Floor Area 2,990 sq. ft - 278 sq. m

First Floor Area 2,950 sq. ft - 241 sq. m

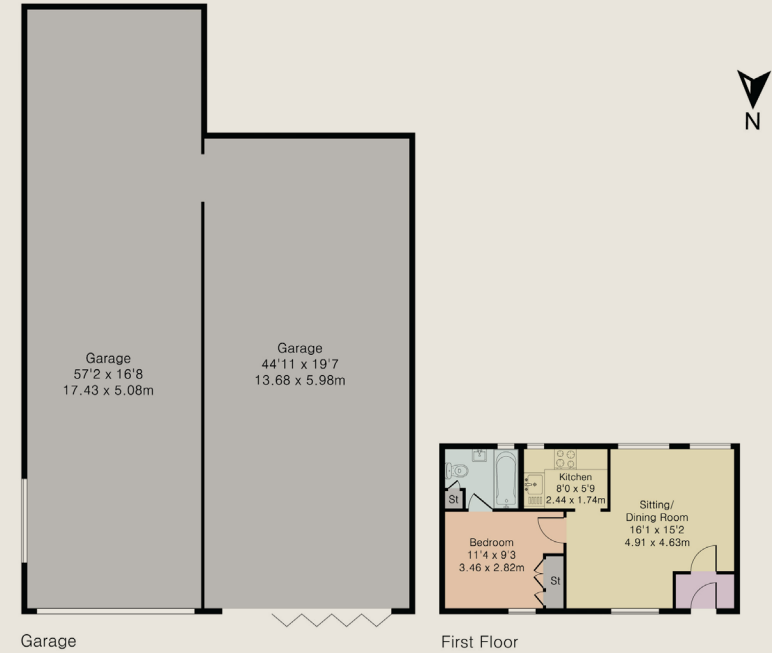


Coach House

Approximate Gross Internal Area 2,266 sq. ft - 210 sq. m

First Floor Area 421 sq. ft - 39 sq. m

Garage Area 1,845 sq. ft - 171 sq. m



Redevelopment and Planning

The property lies within the jurisdiction of Oxford City Council. None of the existing buildings are listed, however the property lies within the Iffley Conservation Area.

The property is currently used as a single private residence with ancillary residential area (Coach House – Planning Reference: 05/01743 FUL), however due to the size of the plot there is potential for a wide range of refurbishment and redevelopment options including extensions to the existing buildings or comprehensive redevelopment.

The property's location may be suitable for a range of uses including student accommodation, education and care, along with its continued residential use as a single or several dwellings.

To provide a guide to the massing achievable, the following residential options have been undertaken.

Option	Number / Type of Dwellings	Total Floor Area
Option 1	8 no. 3 + 4 bed detached houses	11,000 sq. ft (1,022 sq. m)
Option 2	8 no. 3 + 4 bed detached houses	10,631 sq. ft (988 sq. m)
Option 3	6 no. 3 bed semis + 4/5 bed detached houses	12,352 sq. ft (1,148 sq. m)
Option 4	13 no. 2 + 3 bed semi-detached houses	13,880 sq. ft (1,290 sq. m)
Option 5	28 no. 2 bed apartments	19,196 sq. ft (1,784 sq. m)

Various additional information in respect of potential redevelopment options is within the data room including the full architectural feasibility study, planning assessment, tree survey, and highways technical note.

Redevelopment Drawings



Option 1



Option 5

Title and Tenure

The property is offered for sale freehold, registered under Title Number ON7778.

Council Tax & Services

Wootten House

Council Tax Band: H
(£4,659.02)

EPC Rating: E

Coach House

Council Tax Band: B
(£1,811.85)

EPC Rating: D

Vacant Possession

The property will be sold with vacant possession.

Data Room

Further information can be accessed via the dedicated data room.

Inspections

Entry to the property is not permitted without prior consent and must be arranged through the joint sole agents.





WOOTTEN HOUSE
IFFLEY, OXFORD, OX4 4DS

Contacts

For further information or access to the dedicated data room please contact:



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