



Land adjoining Yew Tree Courtyard, Nuneham Courtenay, Oxon,

Offers In Excess Of £400,000

- Land for sale with development potential
- Oxford City Centre 5 miles
- Could suit developer or owner occupier
- Iconic village location
- 0.75 acres with far reaching views
- All enquiries welcome

Land adjoining Yew Tree Courtyard, Nuneham Courtenay OX44 9EF

An opportunity to purchase a 'gateway' development plot of approx .75 acres, with potential for up to 4 detached dwellings subject to planning on the edge of the noteworthy village of Nuneham Courtenay. Surrounded by rolling countryside, and a short 5 miles from Oxford city centre.



Council Tax Band:



B PHILIP
BOOTH
ESQ.
TRUSTED - LOCAL - INDEPENDENT



LAND FOR SALE

Approx 0.75 acres
Gateway to iconic village

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LOCATION

This 'gateway' location to the iconic village of Nuneham Courtenay measures approximately .75 acres. It is located 5 miles from Oxford city centre, and less than 8 miles from the pretty market town of Wallingford.

The site lies at the northernmost entrance to the village, where the speed limit drops to a civilised 20 mph.

The land adjoining - Yew Tree Courtyard - was developed in the last several years, and all major services have been laid to the boundary of this site - electricity, water, and drainage.

The village has an interesting history: originally mentioned in the Domesday book, in 1760 the entire village was moved and rebuilt to its current location, as the 1st Earl of Harcourt felt they spoiled his view. The village is in a conservation area and all the period cottages are listed.

Nearby Harcourt Arboretum is part of the tree and plant collection of Oxford University's Oxford Botanic Garden. It includes ten acres of woodland, and a thirty-seven-acre wild-flower meadow.

The village is in a prime location, with its close proximity to Oxford, and 7 miles to the market town of Wallingford. The village of Dorchester, with its medieval monastic Abbey, charming shops and restaurants, is only 4 miles away.

THE SITE

Potential for up to 4 detached dwellings subject to planning.

Mains drainage, water and electricity available at site boundary.

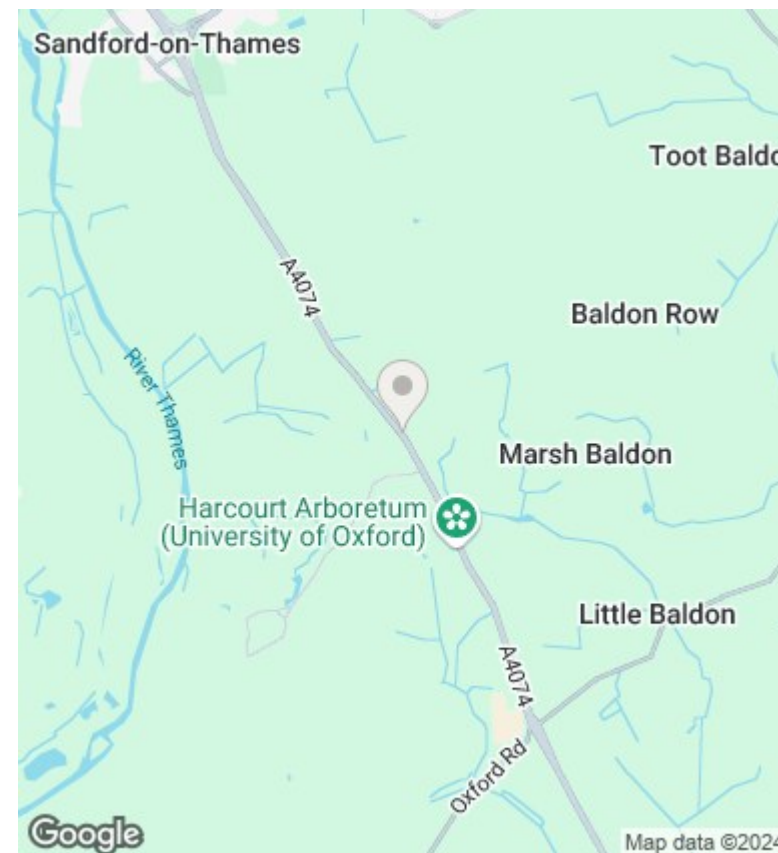
The site would suit either a professional developer, or an owner-occupier who wishes to develop their own home.

Previous planning was submitted that was not in keeping with the historic and aesthetic appeal of the village - and was therefore rejected. The owners believe the site will obtain valuable consent if a responsible, high quality and sympathetically designed scheme is proposed - subject to planning. This original northern entrance to the village was marked by two significant historic buildings - The (now disused) Harcourt Arms, to the western side, and the old Blacksmith's, on the eastern side - where this plot now resides. Any development would need to reflect and / or enhance the character of the community of Nuneham Courtenay - with a particular reflection to its importance as a 'gateway' site.

The site was previously a car park for a fuel filling station and retail garage.

The boundary of the site has been planted with hawthorn hedgerow.

**Nuneham Courtenay - 317.1 S278 Highways Act 1980 - location plan
Highway works at the former Brewers Garage**



Directions

Leave Henley towards Oxford/Wallingford A4130.
Continue for approx 10 miles passing through the village of Nettlebed. At the Crowmarsh roundabout turn take the 3rd exit towards Benson (2 miles) A4074. At the next roundabout take the first exit towards Dorchester. Continue over the next roundabout and onto the Dorchester bypass. At the next roundabout take the 2nd exit to Nuneham Courtenay. Continue through the village where the land will be found on the right hand side.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.