



THE GLADE



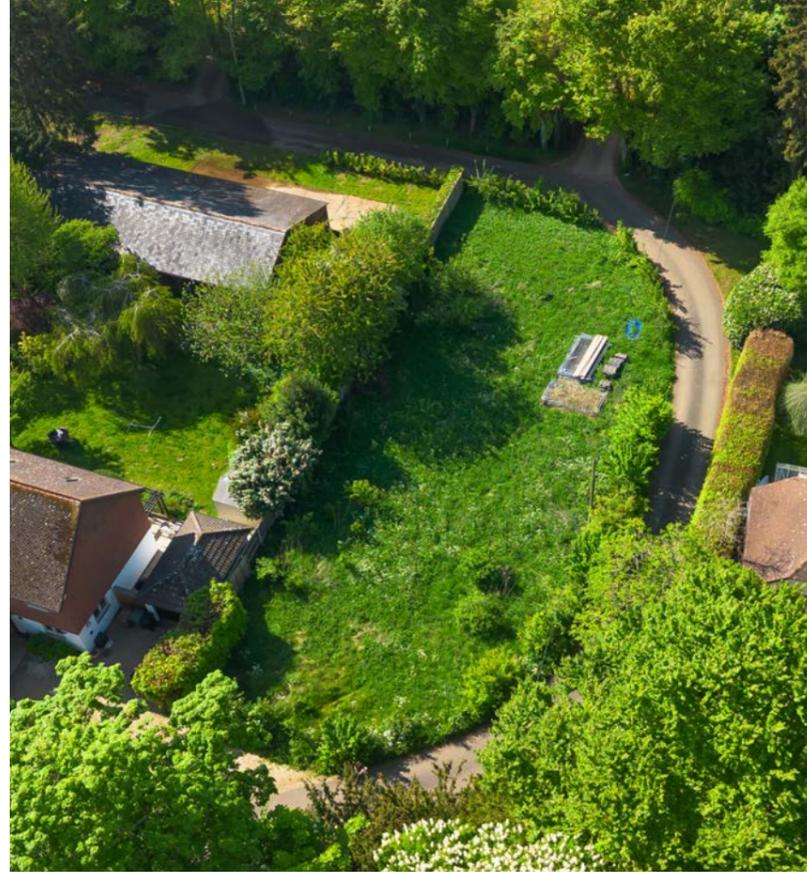
Planning permission has been granted for a detached ultra-energy-efficient and highly sustainable new home, which provides approximately 3,520 sq ft of accommodation, including the garage.

The permission granted offers design flexibility, allowing buyers to adapt the layout & plans to create their perfect home, tailored to their specifications and lifestyle.



House	294 m <sup>2</sup> / 3,165 sq ft
Garage	33 m <sup>2</sup> / 355 sq ft
Plot	0.1ha/ 0.24 acres
South Facing Garden	370 m <sup>2</sup> / 3,982 sq ft

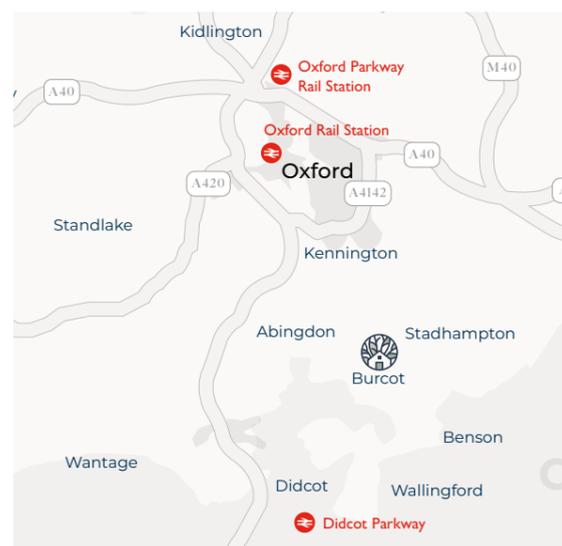
NOTE: CGIs are for indicative purposes only and should not be relied upon as an accurate visual representation.



BURCOT FROM ABOVE

WALLINGFORD

The Glade is located in the scenic hamlet of Burcot, a village located on the north bank of the River Thames, it has good access to Abingdon, Didcot and Oxford for shopping, train stations and education.



**CODE.** Code Architects' indicative design thoughtfully blends contemporary and traditional architectural forms, harmonising with its surroundings. The design places a strong emphasis on sustainability, incorporating features such as an energy-efficient building envelope, natural ventilation, and ample natural daylight. Sustainable systems are integral to the design, including underfloor heating, an air source heat pump, photovoltaic panels, and sustainable drainage solutions.

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**PLANNING REFERENCE & LOCAL AUTHORITY:** South Oxfordshire District Council: P25/S0604/O

**TRANSPORT:** The hamlet of Burcot is well placed for access to the train service from Didcot Parkway (6.3 miles) to London Paddington, taking about 40 minutes, and the A34 is 6.2 miles away, leading to the M4 and M40 Junctions 7 and 8.

**EDUCATION:** The area offers an outstanding range of schooling, including Abingdon School, The Manor, St Helen & St Katharine, Radley College, Cothill, Wycombe Abbey, Chandlings and The Dragon School, St Edward's School, and Oxford High in Oxford.

**AMENITIES:** The Chequers is a 400-year-old pub situated in the heart of Burcot. The nearby villages of Dorchester-on-Thames and Clifton Hampden also have an array of pubs and restaurants. There is also a nursery school, primary school, post office, village school, recreation ground with tennis courts, a cricket club and a doctor's surgery. Further facilities can be found in the nearby centres of Wallingford, Didcot and Oxford.

**CIL:** Community Infrastructure Levy applies unless a self-build exemption is claimed and approved before development starts.

**SERVICES:** No mains services are currently connected. We understand mains services, including water, drainage, and electricity, are available from the Abingdon Road.

**DRAINAGE:** Indicative proposals assume surface water drainage will be discharged sustainably into shallow crate system soakaways. Foul drainage will connect to a combined onsite Cesspool.

**ADDRESS:** The Glade, Burcot, Abingdon, OX14 3DN

**IMPORTANT NOTICE:** Breckon & Breckon and Code Architects have no authority to make or give any representations or warranties in relation to the property.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Breckon & Breckon have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

\*Please note that The Glade is a marketing name for the plot, and prospective purchasers will need to register it with the Royal Mail and local authority if they intend to keep the name and use it as the official postal address.

This outline planning permission is with all matters reserved with the exception of access for a single dwelling. Details relating to layout, appearance and landscaping are reserved for later consideration. Plans have been submitted showing a possible layout however these are for illustrative purposes only as are the computer-generated images.

**ALL ENQUIRIES:**  
Viewings strictly by appointment only.  
Please get in touch with our Land Team for details.  
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