



TUCKS LODGE
TUCKS LANE, LONGWORTH OX13 5ET



TUCKS LODGE

An Exceptional Opportunity – A single building plot with planning permission to build a characterful, detached 3 bedroom new home, set in the heart of a picturesque and highly sought-after Oxfordshire village.

PLANNING:

- ▶ References:

 [P23/V2717/FUL,](#)

 [P24/V0130/LB,](#)

 [P24/V1786/S73](#)

- ▶ Approved 7th June 2024
- ▶ Vale of White Horse District Council

DESIGN PROPOSALS:

- ▶ 3 bedrooms
- ▶ 3 bathrooms
- ▶ Ground floor study
- ▶ Social kitchen/ dining space
- ▶ Social living area opening onto the garden
- ▶ Off-street parking for two cars
- ▶ Plot size 118 Sq M / 1270 Sq Ft

This plot is being sold with full planning permission, designed by a local architect to create a beautiful home. Purchasers have the exciting opportunity to further tailor the internal layout to their personal needs and preferences, with the flexibility to make changes through a non-material amendment or Section 73 application, subject to the usual local authority approval.

VIEWINGS & FURTHER INFORMATION:

Viewings are welcome at any reasonable time and must be accompanied by the selling agent. The online data room contains all documents related to the application and approval. Please contact the selling agent for access.

OIEO £200,000

FLOOR PLAN TUCKS LODGE

TOTAL – 1,388 SQ FT

Services & Access: The plot benefits from direct access off Tucks Lane.

No mains services are currently connected to the plot, but we understand mains services, including water, drainage, and electricity, are connected to the Blue Boar nearby.

A stay pole is located within the boundary, supporting a nearby utility pole. This can usually be relocated subject to approval by the relevant utility provider.

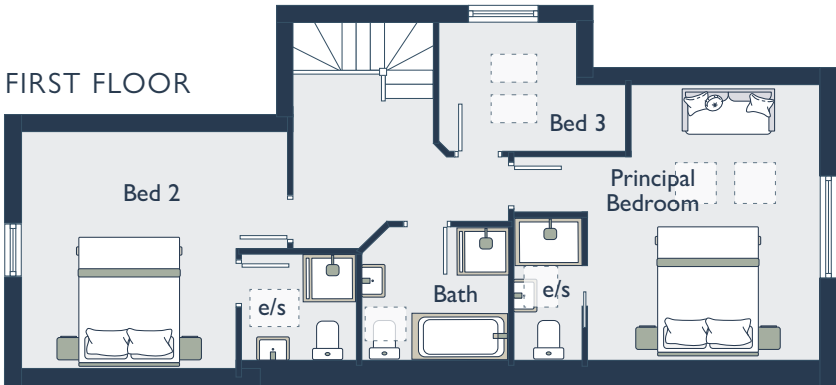
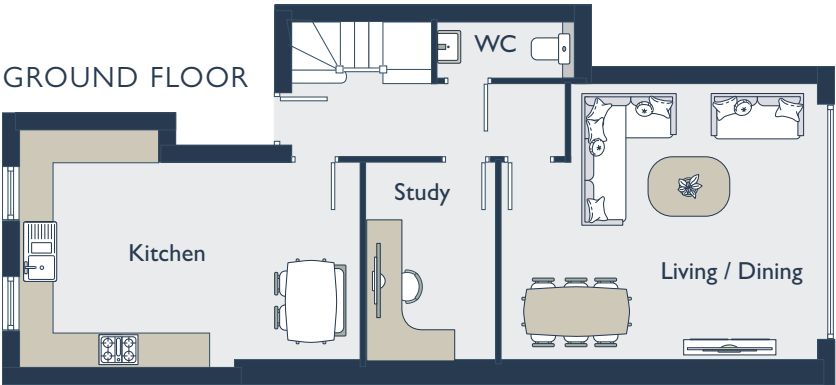
Interested parties are advised to contact the relevant statutory authorities to ensure that any services adjoining or serving the plot are adequate for the proposed development.

CIL: Whilst the Community Infrastructure Levy does apply to this permission, this is a perfect opportunity for a self-builder to claim exemption prior to starting the development.

TENURE: The site is to be sold freehold with vacant possession on completion.

TITLE: The plot for sale is part of the larger registered title ON211398. As part of the sale process, a new title will be created. The land for sale is as identified by the red line boundary within the planning documents.

FENCING: The buyer will be responsible for installing fencing along the new side boundary with the Blue Boar Inn before commencing construction.

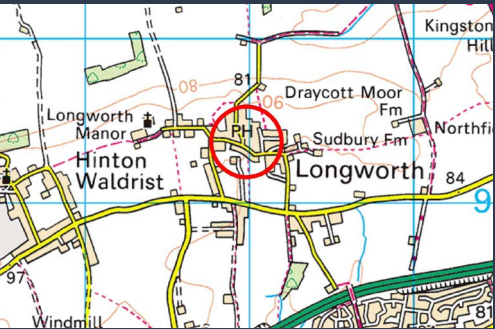
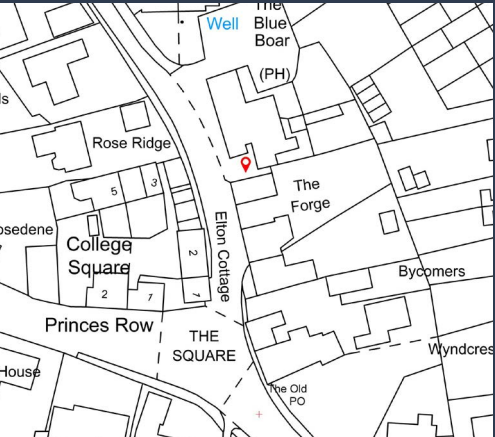


GROUND FLOOR

Kitchen	5.85m x 3.50m
Study	2.20m x 3.50m
Living / Dining	5.50m x 4.70m

FIRST FLOOR

Principal Bed	4.00m x 4.70m
Bed 2	4.55m x 4.00m
Bed 3	3.20m x 2.20m
Bath	2.50m x 2.20m





LOVE LIVING LOCALLY

Longworth is a quintessentially picturesque Oxfordshire village, nestled in the Vale of White Horse and celebrated for its rural charm and strong sense of community. The village offers a traditional, well-regarded pub, The Blue Boar, a welcoming village hall, a historic church, and an active local community.

Just a short distance away, Southmoor and Kingston Bagpuize provide everyday amenities, including two Co-op's, Post Office and a café.

Nearby, the renowned Millets Farm Centre offers a unique family destination with a farm shop stocked with local produce, garden centre, café, children's play areas, animal experiences, seasonal events, and a popular pick-your-own farm

Longworth has a well-regarded primary school and for secondary education, excellent options are available in Abingdon, Faringdon, and Oxford, alongside a superb choice of independent schools such as Abingdon School, St Helen & St Katharine, and Radley College.

The surrounding countryside is a haven for outdoor enthusiasts, with scenic footpaths stretching through open farmland, woodland, and along the River Thames.

Longworth links with Oxford and Swindon via the A420. The closest stations are Didcot Parkway (13.6 miles) and Oxford railway stations (14.4 miles), which provide fast, regular services to London Paddington.



ALL ENQUIRIES:

Viewings strictly by appointment only.

Please get in touch with our Land Team for details.

t: 01865 261222

e: land@breckon.co.uk

IMPORTANT NOTICE: Breckon & Breckon give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only and should not be relied upon as factually accurate. 5. Breckon & Breckon assume prospective purchasers have carried out inspections to satisfy themselves that the information in the particulars is correct. Particulars dated May 2025. 6. Tucks Lodge 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.

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