

01329 221199

eddisons.com

LAND FOR SALE

Eddisons



**Land South of Hobbyhorse Lane (Former Christ Church Site) Sutton
Courtenay, Oxfordshire**

Offers Invited

- For Sale
- Freehold
- Vacant Possession
- Potential for a Range of Uses Subject to Consent

**Approx. 1.02 acres
(0.41 hectares)**

LOCATION

The land is located in Sutton Courtenay a historic village on the Thames, approximately 3 miles north west of Didcot and roughly 7 and a half miles north east of Oxford.

Sutton Courtenay benefits from good transport links with easy access to rail services at Didcot and Oxford and the A34 within easy reach by car. A range of amenities are available in the local towns of Didcot and Abingdon.

The site is positioned along Hobbyhorse Lane, with nearby buildings primarily being residential in nature. Sutton Courtenay Village Hall is located immediately opposite the site.

DESCRIPTION

The plot comprises an irregularly shaped site, formerly occupied by Christ Church. The site was overgrown with vegetation at the time of our inspection limiting visibility and access. However, we understand the site is generally level.

Telegraph poles were observed at the time of our inspection and, we are unable to establish at this time whether pass through and or over sail the subject property.

PRICE

Offers are invited to purchase the land on a freehold with vacant possession basis.

VAT

To be confirmed.

SERVICES

To be confirmed.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

EPC

Not applicable.

PLANNING

It is considered that the site could lend itself to a range of uses, subject to all necessary consents and approvals being obtained.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Daniells Harrison



Nick Holtby
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Date: 07/05/2024



For more information, visit [eddisons.com](https://www.eddisons.com)
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Important Information

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H.M. LAND REGISTRY		TITLE NUMBER	
		BK 71496	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	BERKSHIRE	X.V. 2	
Scale: 1/2500		© Crown Copyright	

PARISH SUTTON COURTENAY



Filed Plan

MB24

Approximate site boundary

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