



Site boundary for indicative purposes only

LAND TO THE REAR OF 4 THE GREEN EAST HANNEY, WANTAGE, OXFORDSHIRE, OX12 0HH

Self-Build Development Opportunity for a Detached Two/Three Bedroom House with driveway parking.

Guide Price: £200,000

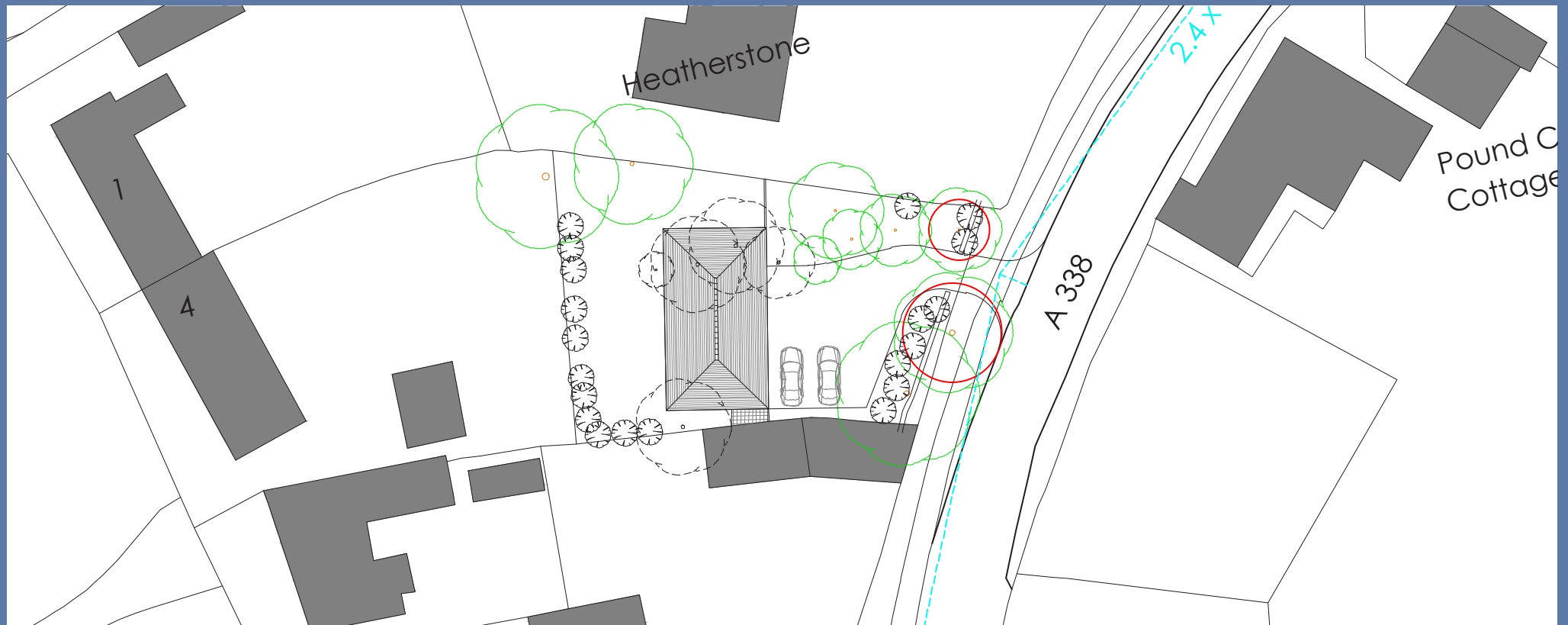
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EXECUTIVE SUMMARY

On behalf of the landowner, Prime Plots are delighted to offer the below self-build opportunity, which comes with the benefit of Full Planning Permission:

- A broadly rectangular-shaped parcel of land, which would have vehicular access from Crown Meadow (A338).
- The site has Full Planning Permission for the construction of a detached two/three bedroom house with a Westerly facing rear garden.
- The proposed new house would have a gross internal area of approximately 1,280 sqft (119 sq m) (as advised).
- Located just 4 miles from Wantage, 7 miles from Abingdon, 13 miles from Oxford and 7 miles from Didcot Train Station (approx 1hr to London St Pancras Station).
- For sale Freehold.

PROPOSED SITE PLAN



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EAST HANNEY
OXFORDSHIRE

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LOCATION

Nestled in the heart of Oxfordshire, East Hanney is a charming village that offers the perfect blend of rural tranquility and convenient accessibility. Located approximately 4 miles from Wantage, 7 miles from the historic town of Abingdon and 13 miles south of Oxford. East Hanney is easily reachable by car via the A338 and A34. Didcot Parkway railway station provides regular train services to London, Oxford, and other major cities, making commuting a breeze for residents.

Local Shopping

East Hanney is served by a community-run shop to provide everyday needs. For larger shopping trips, the nearby towns of Wantage and Abingdon provide a wide range of supermarkets, boutiques, and speciality stores. Additionally, the weekly farmer's market in Wantage is a local favorite, offering fresh, locally sourced goods and handmade crafts.

Schools

Families in East Hanney have access to excellent educational facilities. The local St. James Church of England Primary School is well-regarded for its nurturing environment and strong academic performance. For secondary education, King Alfred's Academy in Wantage offers superb facilities and a broad curriculum. Several esteemed independent schools, including St. Helen and St. Katharine, Abingdon School, and Radley College, are also within easy reach, providing a variety of educational options.

Areas of Interest

Known locally as The Hanneys, East Hanney and its sister village West Hanney are rich in history and natural beauty. West Hanney is home to St. James the Great Church, a historic building dating back to the 12th century. The villages boast two pubs: The Black Horse in East Hanney and the community-run Plough in West Hanney. The chalk stream, Letcombe Brook meanders through East Hanney, providing scenic walking trails and opportunities for nature watching. The village also has a vibrant community center and a range of clubs and societies, from gardening to amateur dramatics.

For outdoor enthusiasts, the North Wessex Downs Area of Outstanding Natural Beauty is just a short drive away, offering stunning landscapes and numerous hiking and cycling routes.

DESCRIPTION

This is a freehold sale of land that has the benefit of full planning permission for a new two/three bedroom detached house. The proposed new house (as planned) would have a large open-plan living/dining/kitchen with large doors onto the rear garden, and a utility area. Further accommodation would comprise a master bedroom with walk-through dressing area and en-suite shower room, second double bedroom, family bathroom and a study/bedroom 3. The property would also feature a westerly facing rear garden and private driveway providing ample off-street parking.

We have been advised that the proposed single-storey detached house will have a gross internal area of approximately 119 sq m (1,280 sq ft).

FENCING

The purchaser will be required to fence the new rear boundary with No4 The Green prior to any construction work being undertaken. Such fencing to be approved by the seller.

PLANNING

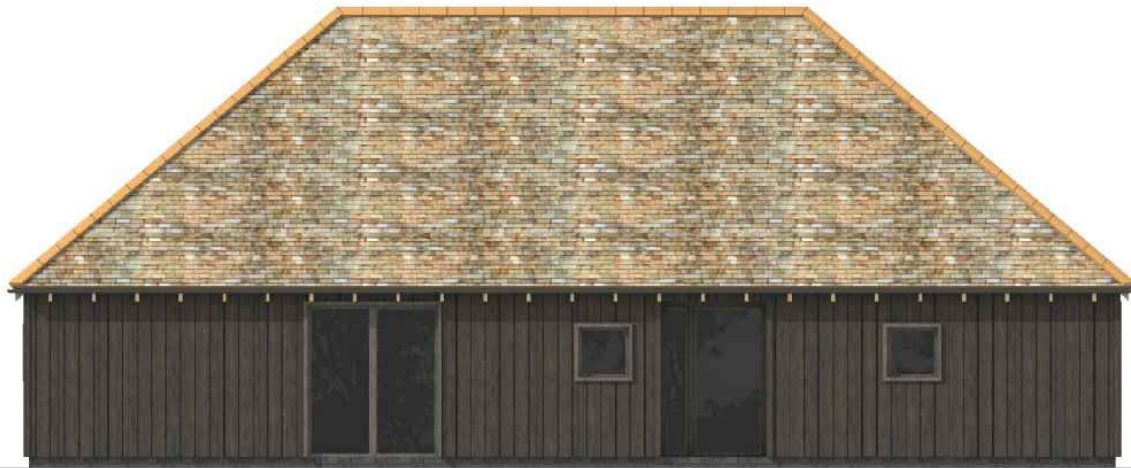
An Information Pack is available from the agent. The approved planning reference number is: **P23/V0360/FUL** the Decision Notice is dated 5th April 2023.

LOCAL AUTHORITY

The site falls under the planning jurisdiction of Vale of White Horse District Council.

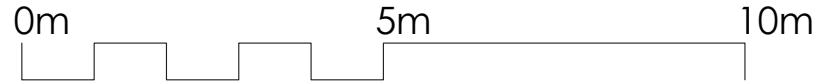
PROPOSED ELEVATIONS

For illustrative purposes, not to scale



FRONT ELEVATION

SIDE ELEVATION

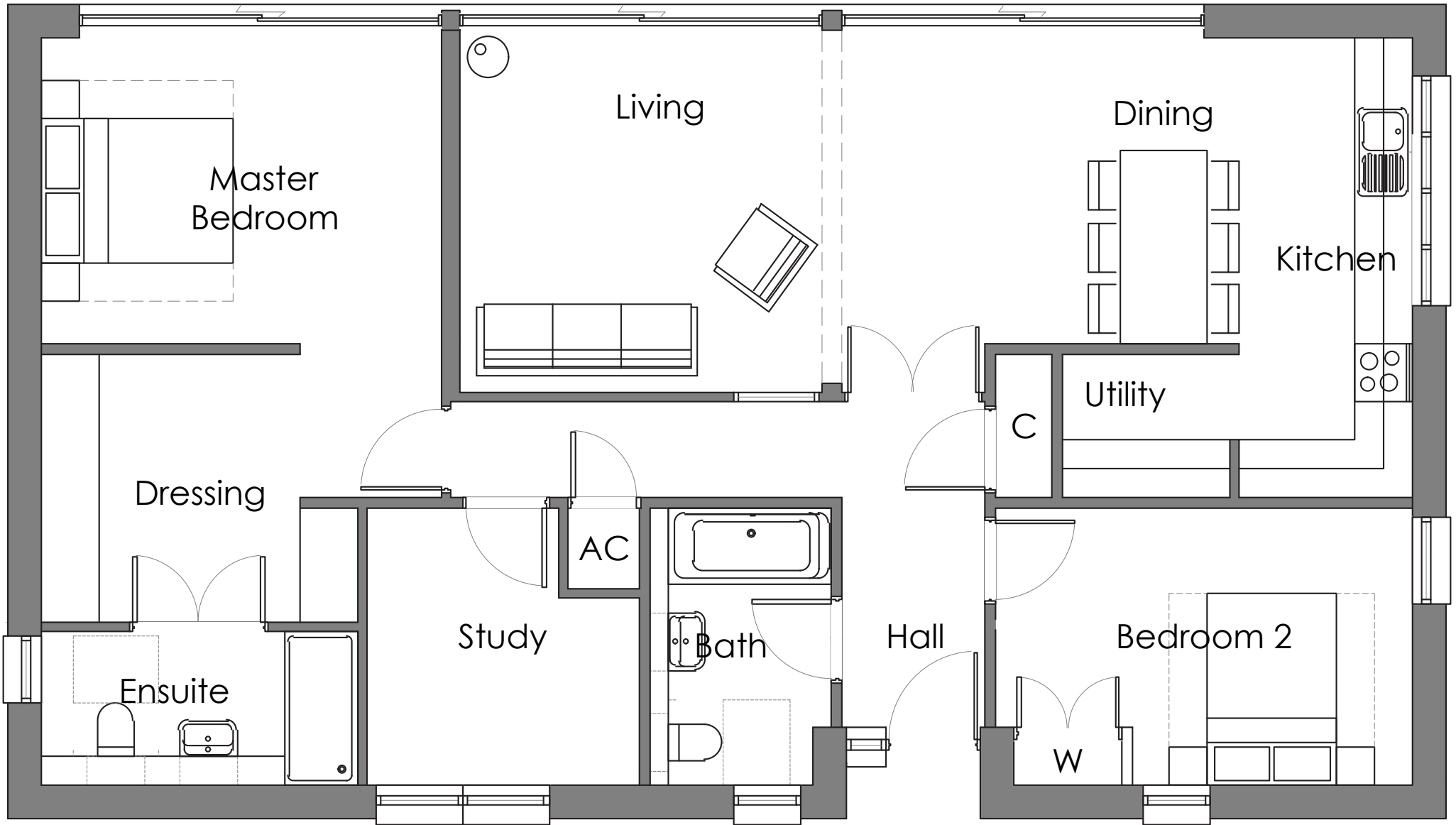


REAR ELEVATION

SIDE ELEVATION

PROPOSED FLOORPLAN

For illustrative purposes, not to scale



GUIDE PRICE

Guide Price £200,000

VAT

The property is not elected for VAT (as advised).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

We are advised that the CIL contributions for the approved planning permission will be approximately £30,766.67. Please note that self-builders can apply for exemption of the CIL payment, subject to certain conditions.

VIEWINGS

If you require specific on-site access, please organise by appointment.

CONTACT

Please ensure all enquiries are made through to the principle contact:

Kane Lennon MNAEA

M: +44 (0)7914 999002

E: klennon@primeplots.co.uk

FURTHER INFORMATION

Further information relating to the site is available via the project dataroom:

www.primeplots.co.uk/easthanney

SITE ADDRESS

Land to the rear of 4 The Green

East Hanney

Wantage

Oxfordshire

OX12 0HH



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IMPORTANT NOTICE

Prime Plots Group Ltd and the vendors give notice that (i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intended purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; and (ii) no person in the employment of the agents, or the vendors has authority to make or give any representation or warranty whatever in relation to this property, (iii) intending purchaser seeking to rely on any survey, report assessment or statement produced for the vendors by any third party must make their own arrangements with the relevant third party. Please be aware that all information provided is subject to the purchaser's own due diligence.