



The Gap, Marcham, Abingdon, OX13 6NJ

welcome to

The Gap, Marcham Abingdon

A superb opportunity to purchase a two bedroomed period cottage in need of refurbishment via Modern Method of Auction. The Semi-Detached cottage also benefits from having planning permission to extend the same to provide a 3 bed, 2 bath property with either one or two reception rooms.



Current Floorplans



Ground Floor



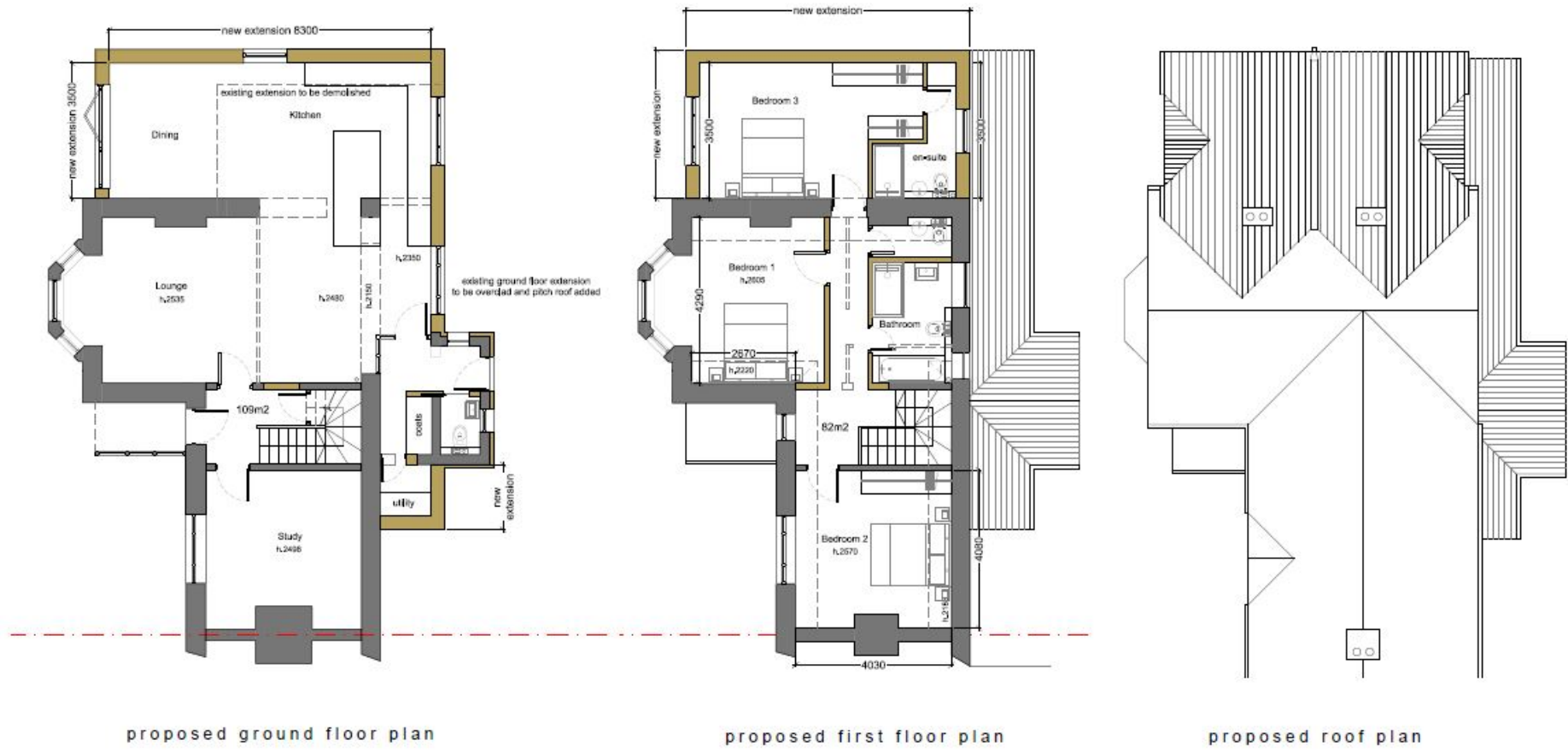
First Floor

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

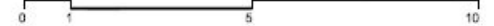
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Consented Floor Plans:



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Scale 1:100 @ A3



project	10, The Gap, Marcham	drawing title	Proposed Floor Plans - Existing House	scale	1:100@A3	date	02.05.2024	drawn by	CbF	checked by	
client	Hanslink Ltd	drawing status	PLANNING	job no.	H23	drawing no.	PL05	revision			C

Proposed Elevation:



proposed north (The Gap) elevation

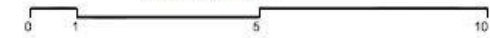


proposed south (garden) elevation



proposed side (west) elevation

Scale 1:100 @ A3



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www.hanslink.co.uk
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project
10 The Gap
Marcham
client
Hanslink Ltd

drawing title
Proposed Elevations - Existing House

drawing status
PLANNING

scale
1:100@A3

job no.
H23

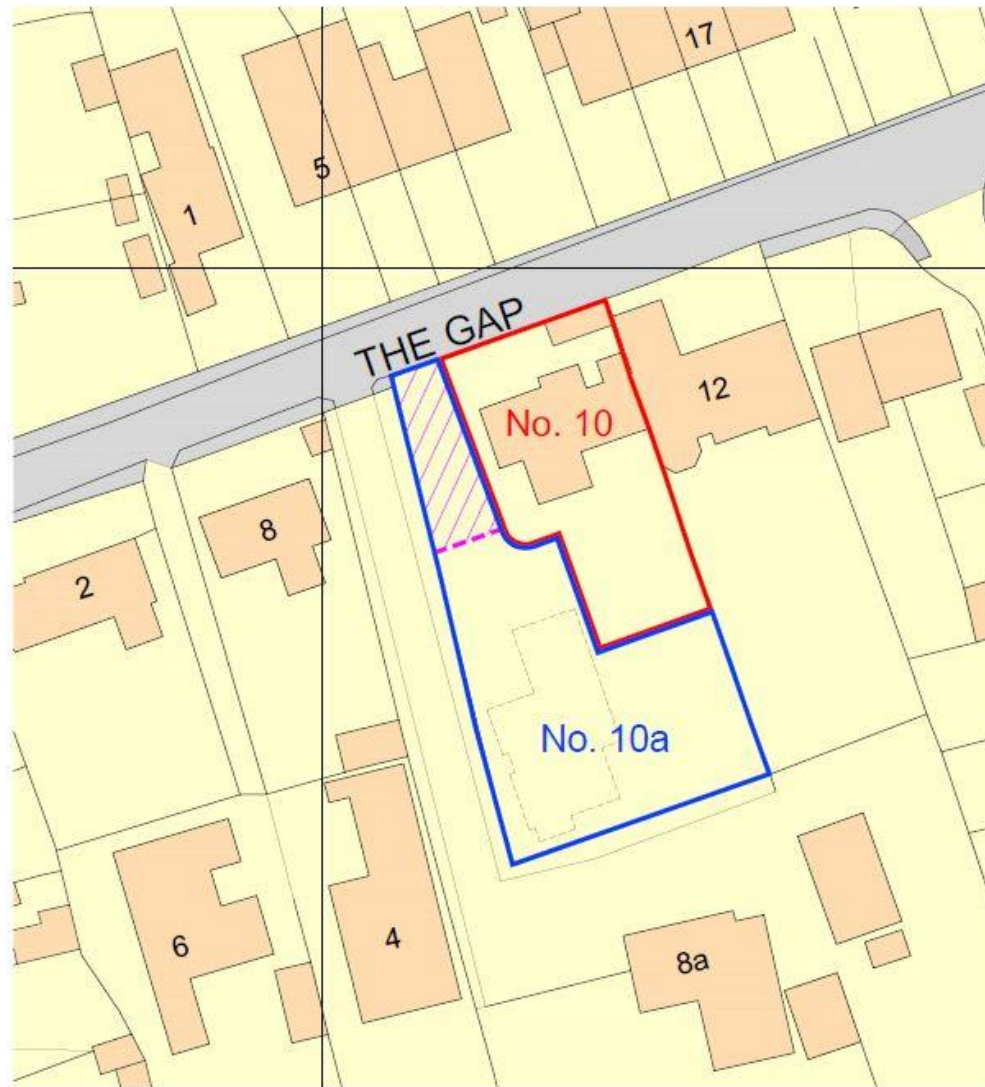
date
02.05.2024

drawing no.
PL06

drawn by
CbF

checked by
C



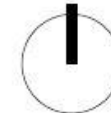


No. 10 – The Current Cottage

No. 10a – The New Built Plot

- To be sold separately but could be bought as one lot including the cottage by negotiation.

location plan



Scale 1:500@A4



project	drawing title	scale	date	drawn by	checked by
10 Tha Gap, Marcham	Location Plan	1:500@A4	27.03.2025	MHH	
client	drawing status	job no.	drawing no.	revision	
Hanslink Ltd	FOR COMMENT	H23	PL01	P4	

welcome to

The Gap, Marcham, Abingdon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply.
- Looking for an opportunity?
- A residential building plot with planning permission to be sold separately but could be bought as one lot including the cottage.

Tenure: Freehold EPC Rating: F

guide price:

£440,000



Marcham is a well-located village just two miles to the west of Abingdon-on-Thames. Marcham itself has a community run Post Office/store public house scenic church a Junior School and active community centre. The nearby A34 connects northbound to Oxford and the M40 southbound to the M4. Didcot Parkway (11 miles) provides a regular mainline connection to London Paddington in as little as 36 minutes. Frilford Golf Club is within three miles.

Planning permission (P24/V0351/FUL) was granted by Vale of White Horse District Council on the 22nd November 2024.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108235



Property Ref:
ABI108235 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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