

FOR SALE Freehold. Residential development opportunity with consent for a substantial new build dwelling, on a c. 1 acre plot, located on the edge of West Hanney, near Wantage, Oxfordshire.



VIEW3



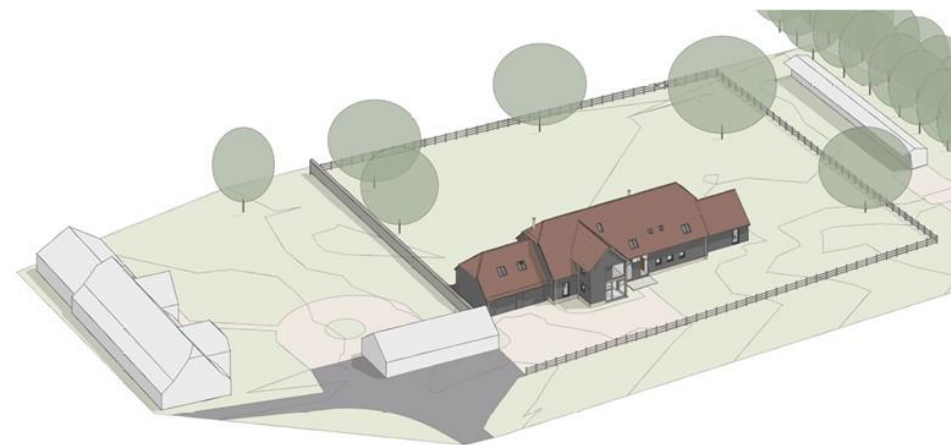
VIEW4



VIEW5



view1



view2

**South of Priors Court, Manor Farm, Church Street,
West Hanney near Wantage, southern Oxfordshire**

Description

A consented development opportunity for the “Demolition of existing buildings and their replacement with a single detached dwelling together with associated access, parking, gardens and landscaping works. (revised house design)” with open outlooks, located off a private drive on the southern edge of this highly regarded village.

Planning permission

Granted by Vale of White Horse District Council (VWHDC), Abbey House, Abbey Close, Abingdon OX14 3SE (Tel. 01235 422422) on 21/06/2022. Application reference: P22/V1058/FUL.

The decision notice and related plans can be seen at:

<https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P22/V1058/FUL>

Sales pack

A sales pack containing the approved plans and associated documents is available via the following Dropbox link:

<https://www.dropbox.com/scl/fo/p66aoze4ifu2no43ap92f/AOKvuEMsCVqoogt4k2Weeji?rlkey=ytvi4noxsw449egcpx2apaojp&st=lb4bq586&dl=0>

Mains services

We understand that mains water & electricity are connected. Surface & foul drainage connections are available:

<https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P25/Vo667/DIS>

Price guide

Offers in the region of £1,000,000.00 are sought.

VAT status

We understand that VAT is not payable in addition.

Community Infrastructure Levy (CIL)

VWHDC state that there is no CIL payable.

Location finder

what3words: tickets.absorb.such or postcode: OX12 oLW.

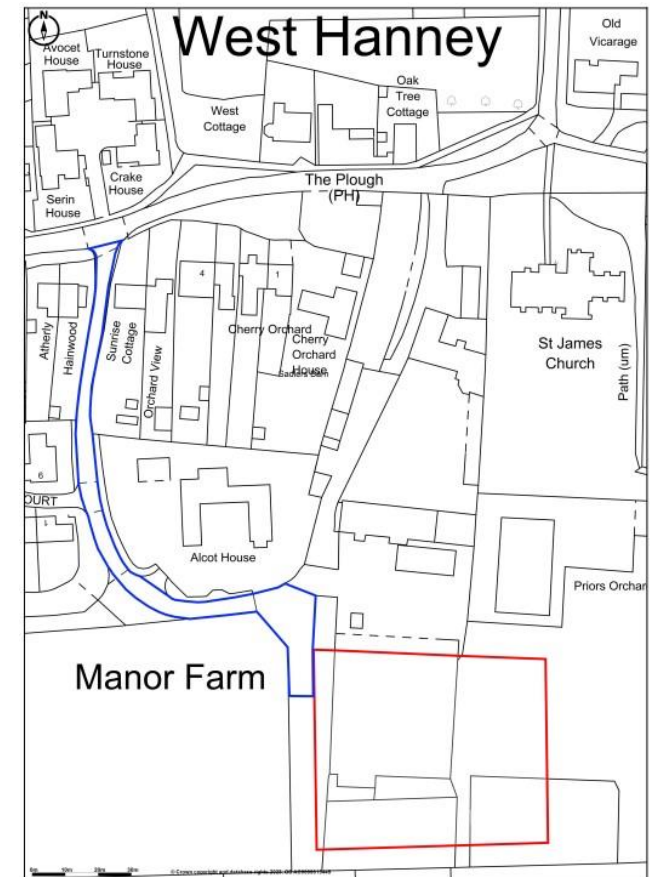
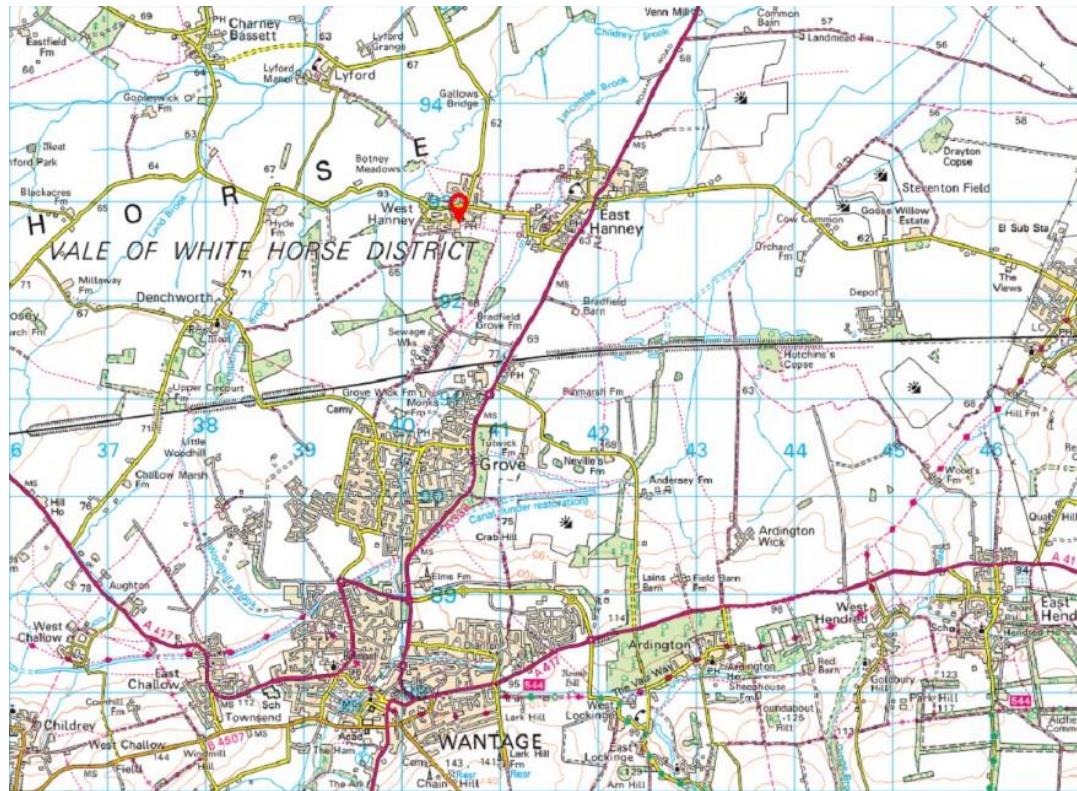


Viewing

Strictly by prior appointment with the sole agent Green & Co Commercial and Development Agency, during usual business hours Monday to Friday only. Tel. 01235 773417 ref OM or email oliver.martin@greenand.co.uk Please note that the existing buildings are in use and we take no responsibility for any loss or injury caused whilst carrying out a site visit.

Agent's notes

1. There will be a barn consented for conversion becoming available to the North of this site in due course.



Promap
LANDMARK INFORMATION

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GREENS

GREEN & CO
DEVELOPMENT

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

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