



DOUGLAS & SIMMONS



Building Plot, Foliat Drive,

Wantage, Oxfordshire

Building Plot Foliat Drive, Wantage, Oxfordshire, OX12 7AN

Guide Price £100,000 Freehold

A unique opportunity to acquire a building plot with planning granted for a four bedroom detached house c.1291 sq ft, situated in a quiet and convenient location within the town adjoining a small green area.

- Planning granted for a 4 bed detached dwelling P23/V1918/FUL
- Situated at the end of a private road, adjoining green space
- Available in 3 lots; pot, existing house adjacent and combined package.
- Two parking spaces
- Convenient for local schools and the centre of town
- Possible CIL exemption for self builders and other exceptions
- Rare to the market



LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

DESCRIPTION

LOT 3

Building plot with planning for a 4 bedroom detached property c.1291 sq ft, with a 58' garden, tapering, and two parking spaces accessed off a recently laid private drive.

The property will be marketed as follows in 3 lots:

Lot 1. As a combined package of house and plot for a guide price of £400,000

Lot 2. The house and half of the current garden which will measure c.58' x 30' for a guide price of £270,000

Lot 3 The building plot with planning granted for a detached 4 bedroom dwelling with 2 bathrooms, dressing room, kitchen/dining/family room, living room and ground floor WC. c.1291 sq ft, with two parking spaces at the front, c.58' rear garden (tapering at the end), for a guide price of £130,000. Planning application no.P23/V1918/FUL Vale of The White Horse District Council

There is a CIL payment of £19,786.19 applicable for developers on commencement of the build with some exceptions for relief, Self builders maybe exempt. Further details are available upon request.

Planning reference P23/V1918/FUL

All aspects of planning can be viewed online at <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building>
planning.admin.team@whitehorseDC.gov.uk
Tel : 01235 520202

SERVICES - EXISTING PROPERTY

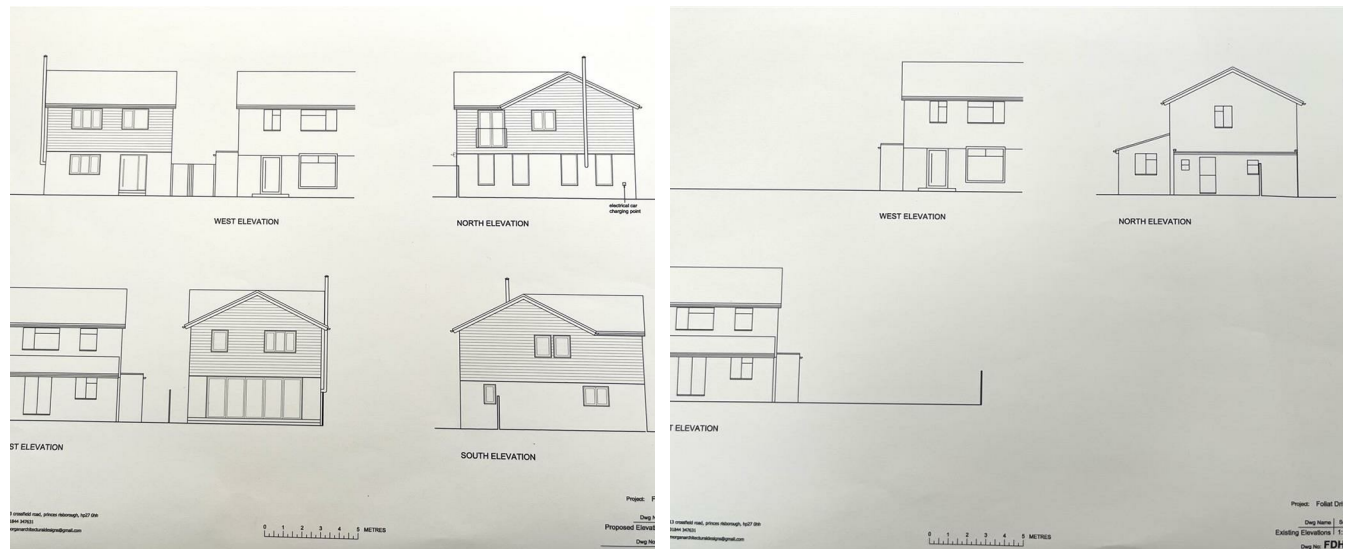
All main services connected.
Gas fired central heating.

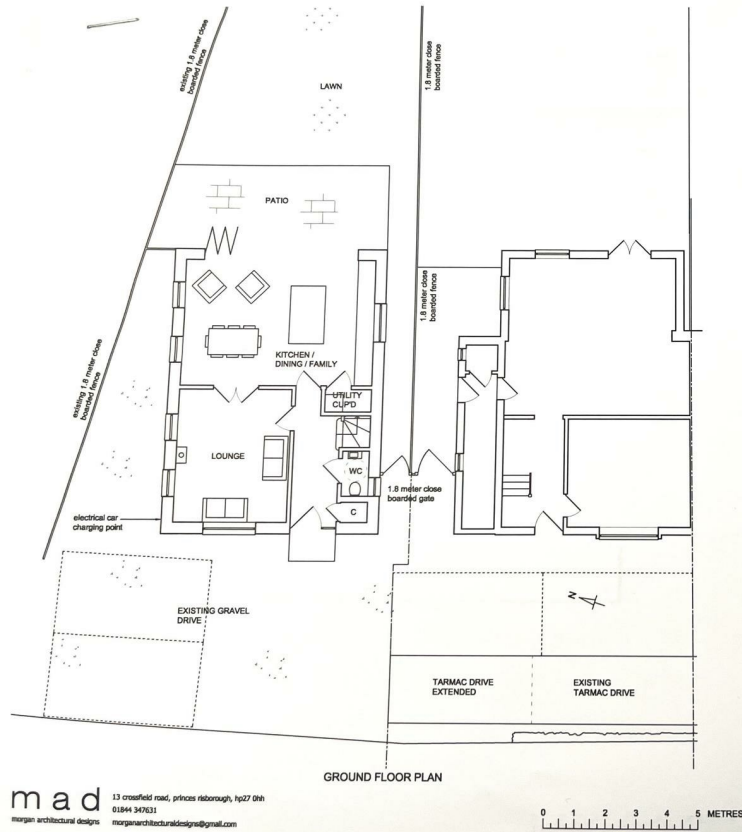
BUILDING PLOT - All interested parties should satisfy themselves as to the availability of services.

FLOOR AREA

1291.00 sq ft

Vale of White Horse District Council





Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS TO OX12 7AN
 What3words: ///washing.dynamic.following

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice
 Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **2346 Foliat Drive.01.2024**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



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