



## ARBORFIELD DIDCOT ROAD DIDCOT, OX11 6DH

**£700,000**  
**FREEHOLD**

An exciting opportunity to acquire land situated on the cusp of Didcot and in the parish of Harwell, with planning permission granted in December 2022 to demolish the existing property, and build two substantial detached properties. Planning through Vale of The White Horse – application number P22/V2348/RM.

The large plot currently consists a detached property, and garage, with ample parking to the front for several vehicles. To the rear the large gardens, allotment, chicken coup, workshops, and fruit tree orchard provide the ample land for the proposed development.

**William | Jones**

Estate Agents



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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