



LAND TO THE REAR OF 99 HIGH STREET

# LAND TO THE REAR OF 99 HIGH STREET

Wallingford centre - 1 minute walk ♦ Cholsey - 4 miles ♦ Goring on Thames - 7 miles ♦ Oxford - 14 miles ♦ Henley on Thames - 12 miles ♦ Reading - 15 miles ♦ M4 at Theale (J12) - 14 miles ♦ M40 at Lewknor (J6) - 12 miles ♦ Didcot - 6 miles  
(Distances and times approximate)

A rarely available opportunity to acquire a single building plot nestled in the heart of this historic market town. Planning permission has been granted for a detached three bedroom residence located behind an impressive turreted electric gated access and within walking distance of the town centre and amenities.

- ♦ Rarely available building plot
- ♦ Central town centre location
- ♦ Planning permission for detached three bedroom property
- ♦ Private enclosed plot
- ♦ Impressive entrance
- ♦ Views of Church spire



## SITUATION

The ancient market town of Wallingford owes its importance largely to its position being approximately mid-way between Oxford and Reading on the Icknield Way, at a natural fording point of the River Thames.

There are numerous period buildings of great merit dating from the 16th century onwards, notably the Town Hall built in 1670, the 16th century George Hotel (an old coaching inn) and the Corn Exchange, of Italianate design, now a Theatre and Cinema.

The town now boasts a population of just over 6,000 and is a bustling market town and popular riverside touring centre with a wide range of interesting Artisan shops together with a Waitrose Supermarket, restaurants and Cafes. Other facilities include a Museum and a Cottage Hospital and most importantly Primary and Secondary Schools.

There are excellent road communications for the surrounding important towns and motorway networks, with Cholsey and Didcot both having mainline stations providing fast commuter services up to London (Paddington) overall in approximately an hour via Reading.

Crossrail services have commenced from Reading, which together with the electrifying of the line has significantly improved travelling times to Paddington and central London destinations.

## PROPERTY DESCRIPTION

Planning permission has been granted for the construction of a detached three bedroom property, the accommodation will include: Entrance hall, Kitchen/dining, utility, W.C., Living room, study, three bedrooms and a bathroom.

## OUTSIDE

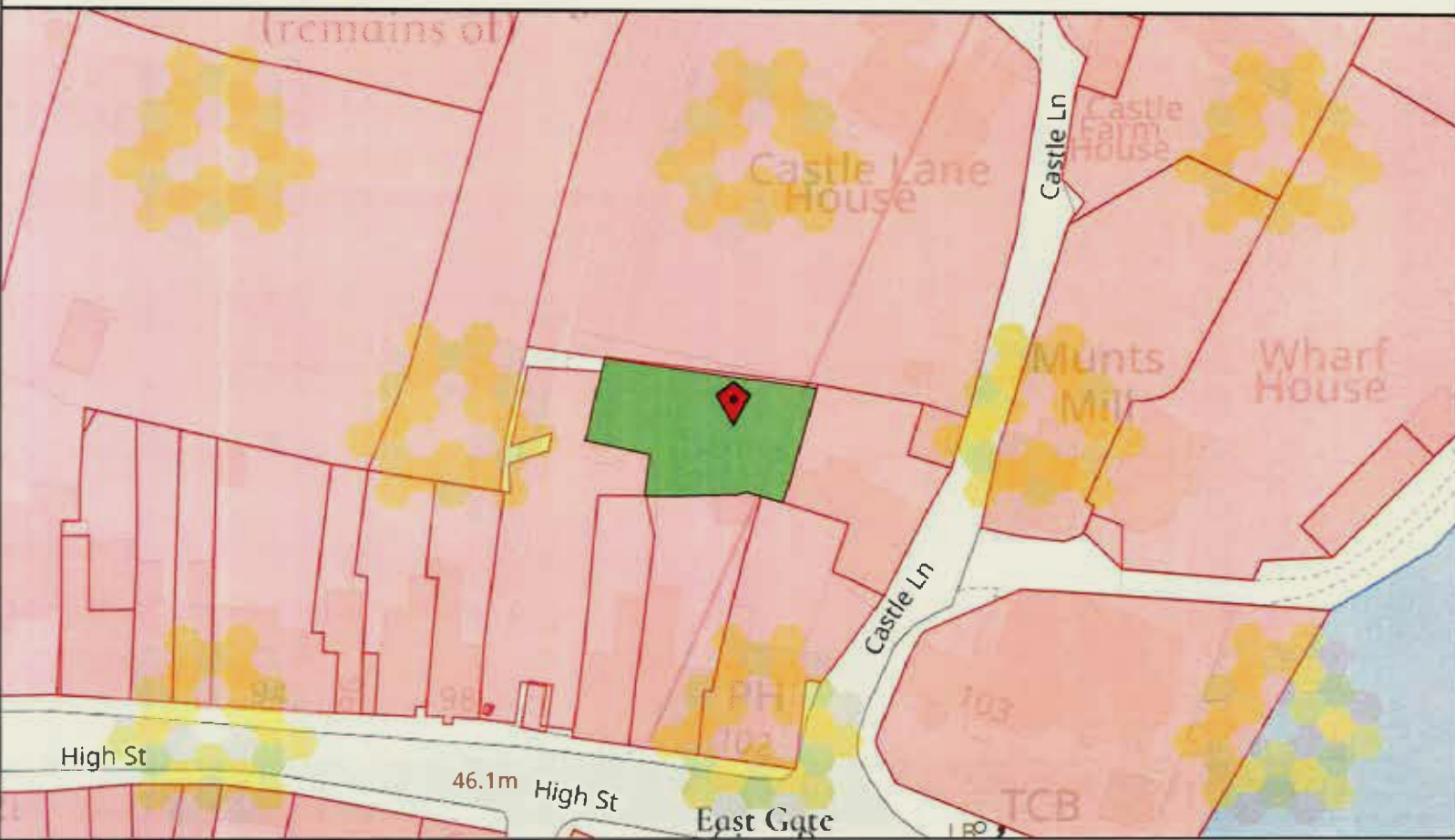
The land is approached through turreted walled entrance with timer electric gates into a shared driveway that leads to the plot. The plot is enclosed by a mix of brick wall and timber fencing.

## PLANNING LINKS:

<https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P25/S2970/FUL>

<https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P25/S2864/FUL#exactline>





0 2 4 6 8 12 16 20m Map scale 1:625  
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 Data last updated 10:00pm 27 OCTOBER, 2025

Title number	Estate information	Address
ON235100	Freehold	LAND LYING TO THE NORTH OF HIGH STREET, WALLINGFORD



## GENERAL INFORMATION

**Services:** All mains services located in the shared driveway.

**Postcode:** OX10 0BP

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

what3words:

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Entering from Crowmarsh direction: continue through The Street, and over Wallingford bridge, after approximately 100 years the gated access can be found on the righthand side opposite Thames Street.

## DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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