



An exceptional development opportunity with planning permission for two detached 5 bedroom houses on the fringe of this beautiful village



Rodings, High Road, Brightwell-Cum-Sotwell
Guide Price £700,000 Freehold

Location

Brightwell-cum-Sotwell, is a thriving village with a public house, primary school, village store/Post Office and three churches. More extensive amenities are found in the nearby historic Thameside town of Wallingford with shops, restaurants, pubs, supermarkets, a monthly Farmer's market a cinema and local theatre.

Transport

Transport links are good, with access to the M4 (J12) at Theale and Lewknor. Didcot mainline station is within a reasonable driving distance with a regular service to London, Paddington. There is an excellent choice of state and independent schools in the area including a state primary school in the village.

Wallingford: 2.4 miles

Didcot: 4.6 miles

Didcot Parkway: 4.4 miles

Oxford: 13 miles

Henley on Thames: 14.3 miles

Planning

Planning permission was granted for the demolition of the existing property and erection of two detached dwellings on 7th November 2018 (P18/S0050/FUL).

The planning consent has been implemented and the CIL charge paid. The existing property has been demolished. On the 4th September 2020 planning permission was granted to allow for internal and external amendments to the two approved dwellings and to allow amendments to the access and parking arrangements (P20/S1367/FUL).

Planning conditions 7 & 12 in respect P20/S1367/FUL have recently been discharged. P25/S2425/DIS & P25/S3701/DIS. The applications can be viewed via the South Oxfordshire District Council's planning portal.

www.southoxon.gov.uk.

(NOTE: Elevations show Plot 1).

Resale Values

Please contact James Merrifield for advice on resale values.

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Viewings and further enquiries

The site can be viewed from the driveway but if you would like to arrange a closer inspection, please contact James Merrifield on 07810 093845

Local Authority

South Oxfordshire District Council



front elevation



rear elevation

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