



LAND AT MILLWOOD END LANE

Long Hanborough, Witney, Oxon, OX29 8BS



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Witney, Oxon, OX29 8BS

**For Sale - Self-build
development plot with existing
planning consent**

Self-build residential
development opportunity

Approximately 0.33 acres

Desirable West Oxfordshire
location



Description

We are instructed to invite offers for the Land at Millwood End Lane, Long Hanborough.

The plot extends to 0.33 acres and has existing planning consent for a spacious self-build five bedroom dwelling and detached twin garage.

The land adjoins the village of Long Hanborough with shared access onto Millwood End Lane. The land has previously been part of a market garden business. The site is greenfield, level and bordered by mature broadleaf trees.



Location

The Site is located within the village of Long Hanborough, approximately 4.5 miles west of Woodstock and 5.4 miles east of Witney town centre. The site falls within the administrative area of West Oxfordshire District Council (WODC). Long Hanborough lies on the edge of the Cotswolds National Landscape within striking distance of the UNESCO World Heritage Site Blenheim Palace.

Millwood End Lane leads to Witney Road, providing access to Witney and the A40 to the south and west. Witney Road also leads to Woodstock and the A44 to the east, providing access to the A34 and Oxford.

Hanborough Station is a 6 minute drive to the west and offers regular services into Oxford (Approximately 20 minutes) and London Paddington (Approximately 1 hour 5 minutes). London Heathrow is approximately 50 miles to the south east.

Planning

Planning permission was granted in September 2025 by WODC under Planning Application Number 25/01100/FUL.

The permission allows for the construction of a self-build five-bedroom property comprising an open plan kitchen/dining space, boot room, downstairs W/C, two ensuite bedrooms, three double bedrooms and a family bathroom. The property totals 290 square metres (3,120 square feet). The permission also includes a detached twin garage with an EV charger and spacious rear garden.

The permission is for a self-build dwelling and must be occupied by the commissioner of the project for a minimum of three years post construction.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property.

Services

Mains water and electricity connection available to site.

EPC

Not applicable.

Broadband Availability

Ultrafast: 1000Mbps

Mobile Phone Coverage

70% coverage according to Ofcom

Tenure

Freehold with vacant possession

Local Authority

West Oxfordshire District Council

Postcode

OX29 8BS

Parking

On site

Local Planning

West Oxfordshire LPA

What3Words

///evenly.assume.spearing

Selling Agent

BCM Wilson Hill

Viewings

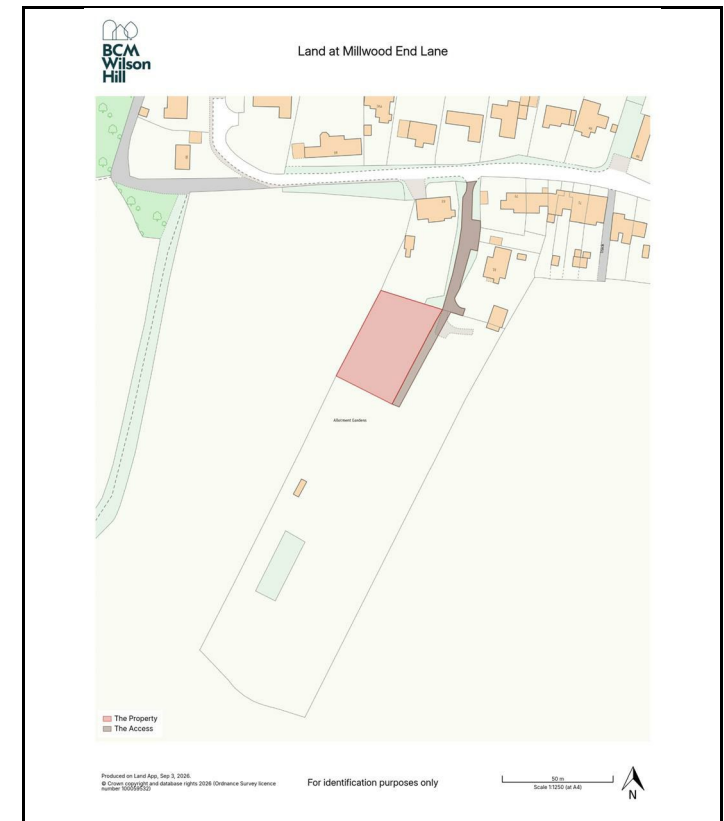
By appointment with BCM Wilson Hill

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These particulars are as at 4th September 2026



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