

THOMAS
MERRIFIELD
SALES LETTINGS

Development Site
1 Brumcombe Lane, Bayworth, OX13 6QU



Guide Price, £350,000 Freehold

Development Site

I Brumcombe Lane, Bayworth, Abingdon, OX13 6QU

GUIDE PRICE £350,000

Planning

Planning permission was granted on 9th March 2026 by the Vale of White Horse District Council to demolish the existing dwelling and construct a larger single property of circa 2594 sq ft (246 m2).

Tenure

The plot is being sold Freehold with vacant possession.

CIL

£44,108.11 Zero for self-build.

Viewing

The site can be viewed from the road at any time. For access into the site contact Andrew Gribben on 01865 515000 or email apg@thomasmerrifield.co.uk

Resale Advice

Our Oxford office will be happy to advise on the likely re-sale value of the finished property. Call Andrew Gribben or Richard Whitley on 01865 515000 or email: oxford@thomasmerrifield.co.uk

Local Authority

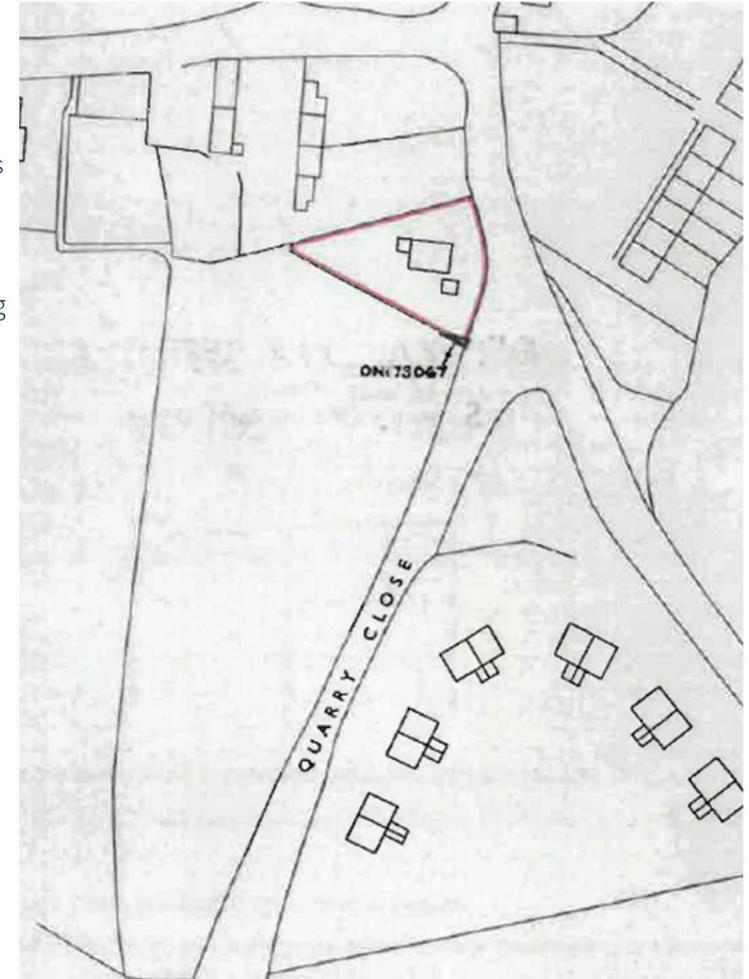
Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon, Abingdon, OX14 3JE.

Location

Bayworth is a small, quiet hamlet located in the civil parish of Sunningwell in Oxfordshire, situated approximately 3 miles (5 km) south of the historic city of Oxford famous as the home of the world-renowned University of Oxford and its stunning "dreaming spires" architecture.

Boars Hill is 1 mile away and has many superb walks linking up to the Oxford preservation trust at Harcourt Hill and Hinksey Heights Nature Reserve .

The location provides excellent links through to Abingdon, where there are both state and private schools and shopping amenities serving day to day needs. Oxford City offers an extensive range of shops, cafes and restaurants, museums, cultural venues and entertainment to suit most tastes. In addition there is direct access into London via both bus and rail.



IMPORTANT NOTICE Thomas Merrifield, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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