

established 200 years

Tayler & Fletcher



Land at Scrubbs Lane
Shilton, Burford, OX18 4AP

Auction Guide £200,000



Land at Scrubbs Lane

Shilton, Burford, OX18 4AP

For sale by public auction at North Cotswold Saleroom at 6pm on Wednesday 30th September 2026. A rare opportunity to purchase 1.455 acres of prime commercial development land with planning permission granted, situated within the Oxford-Cambridge Growth Corridor and within 3 miles of the fastest growing town in West Oxfordshire.

VIEWINGS

Viewing is strictly by appointment only. If you wish to view the land, please contact Oliver Evans in our **Stow-on-the-Wold office** - oliver.evans@taylorandfletcher.co.uk

IMPORTANT NOTICE

If you take it upon yourself to view the land unaccompanied (with or without consent) then you do so at your own risk. The vendors and their agents [who are willing to accompany you at any reasonable time by prior arrangement] accept no responsibility for any accidents which may occur during a viewing.

Potential purchasers are advised to wear sturdy footwear and take utmost care and caution at all times.

DIRECTIONS

From Burford, continue on the A361 towards Lechlade, at the junction to the Cotswold Wildlife Park, turn left onto Hen 'n' Chic Lane, proceed until the right hand turning for Scrubbs Lane, pass the Cotswold Natural Stone yard and the land is situated up the next turn on the right hand side.

WHAT3WORDS

[///sourcing.regulator.streamers](https://www.what3words.com/sourcing.regulator.streamers).

LOCATION

The land is situated approximately 1 mile from the desirable village of Shilton, which lies between the towns of Burford (3 miles) and Carterton (3 miles) in West Oxfordshire. Often regarded as the gateway to the Cotswolds, Burford is a picturesque market town with a good range of independent shops serving both residents and tourists alike, with the larger town of Carterton, the fastest growing town in West Oxfordshire, providing a

number of local services and facilities. The land is well positioned to the A40, providing direct access to both Oxford (20 miles) and Cheltenham (25 miles) leading to both London (approx. 75 miles) and Bristol (approx. 60 miles). Most notably, the site sits within the increasingly desirable Oxford-Cambridge Growth Corridor. The nearest rail stations are Charlbury and Kingham both within 12 miles.

DESCRIPTION

The land, totalling 1.455 acres, is predominantly level and suitable for development. Currently laid to a hardcore and utilised as car parking and storage, the land also houses a portacabin. Site is securely fenced and gated.

PLANNING

The land has recently been granted planning permission on two occasions, firstly in April 2025 (reference: 25/00273/FUL) for the erection of two storage buildings and a portacabin, and secondly for the erection of an office building in November 2025 (reference: 25/01574/FUL). We understand the site sits outside of the Cotswolds AONB. Prospective purchasers must satisfy themselves as to the planning status of the Property and the suitability of the Property for their intended use.

TENURE & POSSESSION

Freehold. We understand the land will be sold with vacant possession, to include the portacabin, on completion.

SERVICES

We understand services including water, sewage and electricity are connected to the existing portacabin.

LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxon OX28 1NB. Tel: (01993) 861000.

SPECIAL CONDITIONS OF SALE

These will be available for inspection at the Stow-on-the-Wold office of the Auctioneers, during normal office hours for fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

AUCTION PACK

This will be available from the Vendor's solicitor 14 days before the auction.

VENDOR'S SOLICITOR

Mr Joe Middleton
Lightfoot LLP
2, High Street
Thame
OX9 2BX
Tel: 01844 268304
Email: jmiddleton@lightfoots.co.uk

PROSPECTIVE PURCHASERS

Parties interested in purchasing the land are advised to register an interest with the agents prior to the auction so that they may be advised of any variations or updates.

ADMINISTRATIVE FEE

The successful purchaser will be liable for an administration charge of £2,000 plus VAT payable to 'Tayler and Fletcher' and this will be a condition of the contract.

RESERVE

The land will be offered for sale subject to an undisclosed Reserve and the vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve price. The Vendor's also reserve the right to sell or withdraw the land prior to the auction.

TELEPHONE / PROXY BIDDING

Prospective purchasers are advised that it may be possible to leave a Proxy bid with the auctioneers or bid by telephone, subject to prior agreement. For our terms relating to proxy/ telephone bidding please ask for a copy of our policy. Please note there may be an additional cost associated for this service.

DEPOSIT & COMPLETION

On the fall of the hammer the successful purchaser will be required to sign the contract in the sale room and pay ten per cent deposit by bank transfer the following morning and by prior agreement with the Vendor's solicitors. Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of the purchase monies are due.

ANTI MONEY LAUNDERING

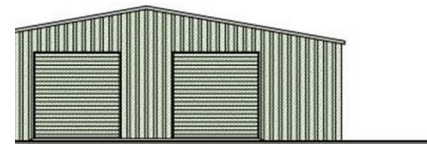
Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the money laundering regulations before the auction commences. This must be a proof of address, Utility bill no older than 3 months or Council Tax bill for the current period, and photographic ID, Driving Licence or Passport.

DATE OF SALE

Wednesday 30th September 2026 at 6pm precisely.

PLACE OF SALE

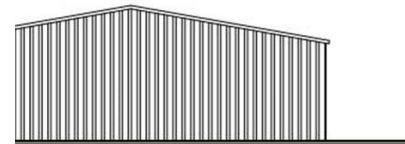
The auction sale will take place at Tayler & Fletcher's North Cotswold Saleroom, Lansdowne, Bourton-on-the-Water, Gloucestershire GL54 2AR. Please see map opposite and do not rely on Sat Nav.



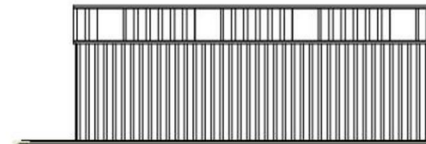
NORTH WEST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



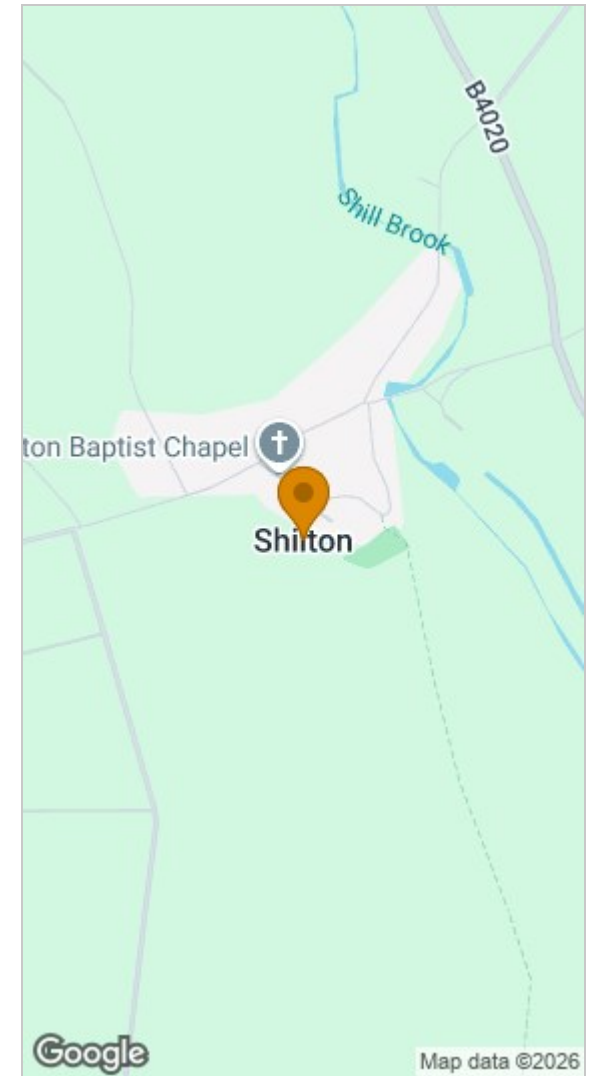
SOUTH WEST ELEVATION 1:100



Site Plan



Area Map



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.