



Land on the East side of Station Road, Shipton-under-Wychwood, OX7 6BQ

## Freehold opportunity with development potential.

- Greenfield Site
- Planning potential for the development of between 4-6 rural residential dwellings (STPP).
- Plot size – c. 1 acre (44,226 sqft), although negotiable on size.
- Fantastic location on the border of the Cotswolds AONB.
- Freehold
- **Price - £850,000**

### Description

The plot measures 0.4 Ha (44,226 Sq Ft), although this can be negotiated with the vendor, and takes the form of a 290 ft road frontage along Station Road from The Old Police House towards the existing barn (alongside the Station Road Garage). There are currently no buildings on site and never have been historically.

### Location

The site is located in the village of Shipton-under-Wychwood, Oxfordshire and falls within the jurisdiction of West Oxfordshire District Council.

The village has a good range of local amenities including a primary school, library, post office and Doctors surgery together with several pubs. The site also benefits from good access to nearby market towns of Chipping Norton (7 miles) and Witney (8 miles) offering more extensive facilities as well as being located only 14 miles away from the highly popular Soho Farmhouse.

The site is within walking distance of Shipton Railway Station offering commuter journeys to and from Oxford and London Paddington.



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### All Enquiries:

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Development Consultant

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020 8702 9999



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### VAT

We understand that VAT is not applicable.

### Further Details

Please email to request a full information pack.

### Price

The vendor is seeking unconditional offers of **£850,000** for the freehold interest.

### Access

The site can be seen from the public highway, should you wish to view internally, please arrange access with Robbie.

### Bid Information

All offers should be submitted in writing along with proof of funds.

### Location Plan



### Aerial View



### Misrepresentation Act

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## Catchment Area

