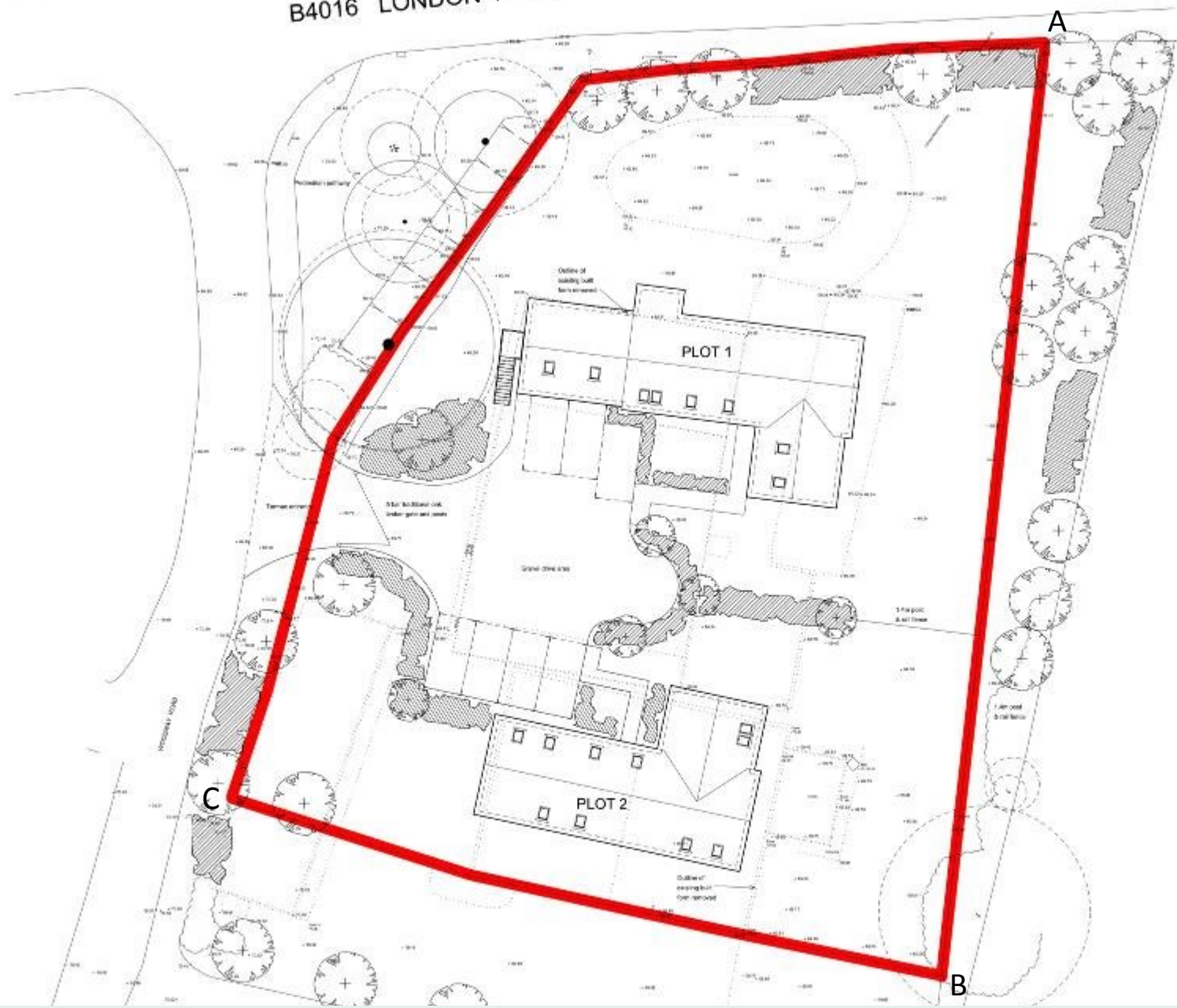


B4016 LONDON ROAD



PLOTS AT HUNTSGRAVE FARM

Woodway Road, Blewbury, Didcot, Oxfordshire OX11 9HW



Plots at Huntsgrave Farm

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An excellently located property with full planning permission for the demolition of existing buildings and erection of two dwellings with gardens and parking areas. With access from Woodway Road the properties when finished will provide nearly 5,500 sq ft (510 sq m) of floor area.

Didcot 3 miles | Oxford 18 miles | Reading 15 Miles
A417 0 miles | A34 3.5 miles | M4 (J13) 12 miles
Didcot Station 4 miles (London Paddington 45 min)

For sale as a whole by private treaty

About 0.58 acres (0.23 hectares) in total



Location

The property is located to the south east of Blewbury off Woodway Road. With access from the same the property also borders the A417 which provides access to more arterial routes through out the area. The A34 is currently some 3.5 miles west at Chilton leading south to the M4, Newbury and Winchester whilst northbound provides access to Abingdon, Oxford and the M40.

Blewbury is a small rural village with a range of activities and clubs, a post office, church and two public houses. The nearby town of Didcot offers an excellent range of shopping facilities as well as a main line railway. The Berkshire Downs can be accessed via Woodway Road and the River Thames and Chilton Hills are all within easy reach.

Directions

From Wantage take the A417 towards the A34 and Harwell continuing for about 5 miles to Rowstock Roundabout. Proceed straight over continuing for about a further 5 miles on the A417 and follow through Harwell, over the A34 and through Upton and into Blewbury.

Continue through the village the property is the last on the right hand side opposite Bessels Way and clearly identified by our for sale board. Access is via Woodway Road, also on the right.

Description

Full planning permission has been granted via application P15/V2356/FUL and subsequent variation P17/V1914/FUL for the demolition of the existing buildings on site (former West Garden Machinery Site) and erection of two dwellings with gardens and parking areas. The properties are designed to externally have brick and timber clad walls under tiled roofs, the accommodation is at the moment designed as follows:

Plot 1: Extending to in excess 2,600 sq ft (248 sqm) the ground floor is a dual aspect reception hall with open stairwell and cloakroom off, lounge and study, kitchen / breakfast room with utility and separate dining area. The first floor provides master bedroom with ensuite, two further bedrooms and a family bathroom. There is 4th guest bedroom / home office which is accessed via an external staircase under which is located parking for 2 cars.

Plot 2: Extending to 2,800 sq ft (262 sq m) the ground floor is a dual aspect reception hall with open stairwell and cloakroom off, lounge, separate study / bedroom 4, kitchen / breakfast room with adjacent utility and separate dining area. The first floor provides master bedroom with en suite, two further bedrooms and a family bathroom.

Externally the properties are designed to have a shared access from Woodway Road with parking areas. Separate garden areas are designed with appropriate screening.

GENERAL

Method of Sale

The property is offered for sale by private treaty as a whole.

Tenure and Possession

Freehold with vacant possession on completion.

Overage

For a period of 25 years after completion the Vendors reserve 50% of any increase in value should the property be developed into more than two dwellings.

Fencing Obligation

Within 2 months of completion and before implementation of the planning permission the Buyer will be required to erect and thereafter maintain a stock proof fence between points A—B—C on the plan.

Services

Mains water and electricity are available as are telecoms although connection charges may apply. Drainage is anticipated to be to a private klargester system.

Health and Safety

We would ask you to be as vigilant as possible when making your inspection of the property for your own personal safety.

Viewing

Viewing is strictly by appointment with the selling agent, Adkin.

Wayleave, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. **NB:** Discussions are ongoing regarding moving or burying a wayleave that crosses the land.

Local Authority

South Oxfordshire District Council Tel: 01235 422 422. www.whitehorsedc.gov.uk
Oxfordshire County Council Tel: 01865 792 422. www.oxfordshire.gov.uk

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for purposes of VAT, such tax will be payable in addition.

Plans

Plans included within these particulars are based on Architects drawings and the Ordnance Survey Maps reproduced from Promap and are for reference and information purposes only. All measurements and distances are approximate.

For further information

Please contact:

Andrew Chandler or Hannah Rickards on 01235 862888 or alternatively by e-mail andrew.chandler@adkin.co.uk or hannah.rickards@adkin.co.uk

Important Notice: Adkin for themselves, and the Vendors of this property, whose Agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of any offer or contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the Vendor; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.



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