

**Faringdon Office**

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**FOR SALE**

**FARINGDON**

**Residential Development**

**Detailed Approval for 4 Dwellings**



**Ferndale Street, Faringdon, SN7 7BE**

A rare town centre site for 2 cottages and 2 apartments

Chartered Surveyors | Estate Agents | Planning & Development

Offices in Faringdon and Wantage

Directors: E C Preece MRICS J L Preece MRICS H J Sutcliffe Y J Hallard



## LOCATION

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.

## THE SITE

A slightly graded site, set within one of the older, period areas of the town. Road access is off Ferndale Street. A small warehouse was previously on the site which has recently been demolished.

## PLANNING

Detailed planning permission was granted on the 5<sup>th</sup> October 2018 for a pair of semi-detached cottages with gardens, a detached apartment block for 2no. split floor dwellings with balconies and a total of 7 parking spaces. (Ref: P18/V1228/FUL).

We are advised the CIL is not applicable. Nor is this a nitrate area.

## ACCOMMODATION

(approximate Gross Internal Areas)

Plot 1 – 2 bed semi-detached cottage	870 sq ft
Plot 2 – 2 bed semi-detached cottage	870 sq ft
Plot 3 – 2 storey apartment	953 sq ft
Plot 4 – 2 storey apartment	1,001 sq ft
<b>TOTAL</b>	<b>3,694 sq ft</b>

## UTILITIES

We understand that mains water, electricity, gas and drainage are available in the locality.

## FURTHER INFORMATION

Further details can be found by clicking [HERE](#) to include planning documents and title information

## PRICE

A guide price of £395,000 for the freehold interest with vacant possession.



## CONTACT DETAILS

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Site access is available by arrangement but can be clearly viewed from Ferndale Street.

### Misrepresentation Act

These particulars are believed to correct but accuracy cannot be guaranteed, and they are expressly excluded from any contract. May 2022



A handwritten signature in black ink, consisting of a stylized, cursive 'W' followed by a horizontal line.



01. Proposed South Elevation

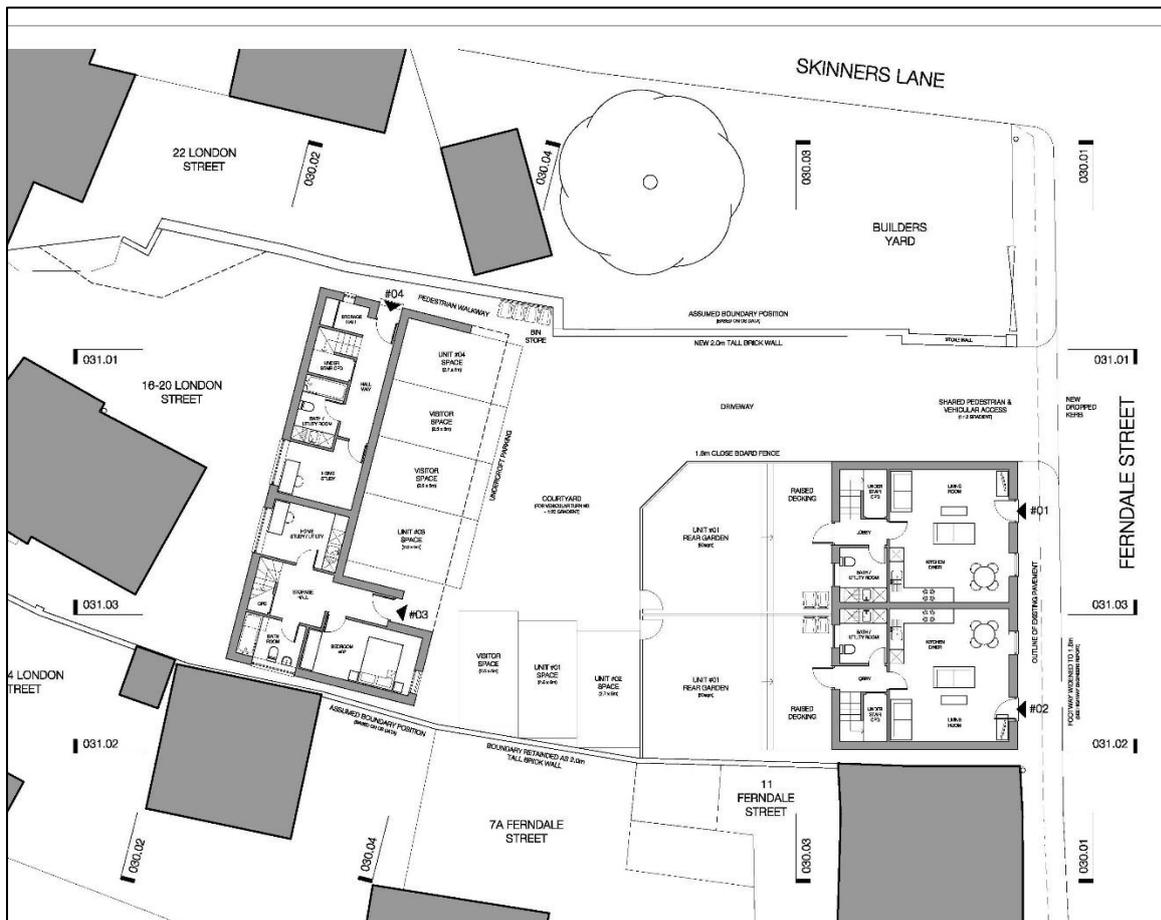


02. Proposed North Elevation



03. Proposed North Elevation (Units #01 & #02)

04. Proposed South Elevation (Units #03 & #04)



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