

# Waymark

**Faringdon Office**

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**FOR SALE**

**Nr Shrivenham**

**Residential Development**

**Detailed Approval for 5 Dwellings**



**Majors Road, Watchfield, Shrivenham SN6 8TZ**

A rare edge-of-village site for 1no. 3 bed and 4no. 2 bed houses



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

Watchfield is a rural village with a church, village hall, primary school and public house. There are a small range of shops to the north and a larger selection within the adjoining village of Shrivenham. On the eastern edge is The Defence Academy of the UK providing post-graduate level education for UK and overseas military personnel.

The nearby market towns of Faringdon and Highworth provide a further range of amenities including secondary schools, Waitrose, Aldi, Tesco and Co-op supermarkets, leisure centres and numerous other facilities.

Watchfield is just south of the A420 which leads directly to Swindon (5 miles) to the west and Oxford (15 miles) to the east.

## THE SITE

A level and attractive site, set adjacent to the Shrivenham 100 business park with mature landscaping around and Watchfield Recreation Ground opposite.

## PLANNING

Detailed planning permission was granted on the 23<sup>rd</sup> July 2020 for “the construction of four two-bedroom and one three-bedroom dwellings...” Ref: P20/V0629/FUL. A link to the Vale of White Horse Planning Portal can be found by clicking [HERE](#)

CIL is applicable at cost of £57,177.06.

## ACCOMMODATION

Plot 1	3 bed end of terrace	1,044 sq ft
Plots 2 – 4	2 bed mid-terrace	828 sq ft each
Plot 5	2 bed end of terrace	828 sq ft
<b>TOTAL</b>		<b>4,356 sq ft</b>

## UTILITIES

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

## FURTHER INFORMATION

Planning and CIL documents can also be found by clicking [HERE](#).



## PRICE & TERMS

- Offers over £400,000 are sought for the freehold interest with vacant possession
- Bids to be received by Noon Friday 7<sup>th</sup> October to be accompanied by confirmation of funding, solicitor's details and any conditions applying
- Completion of a sale to be achieved by December '22
- The Purchaser to erect a new 6-foot close boarded fence across the northern boundary

## CONTACT DETAILS

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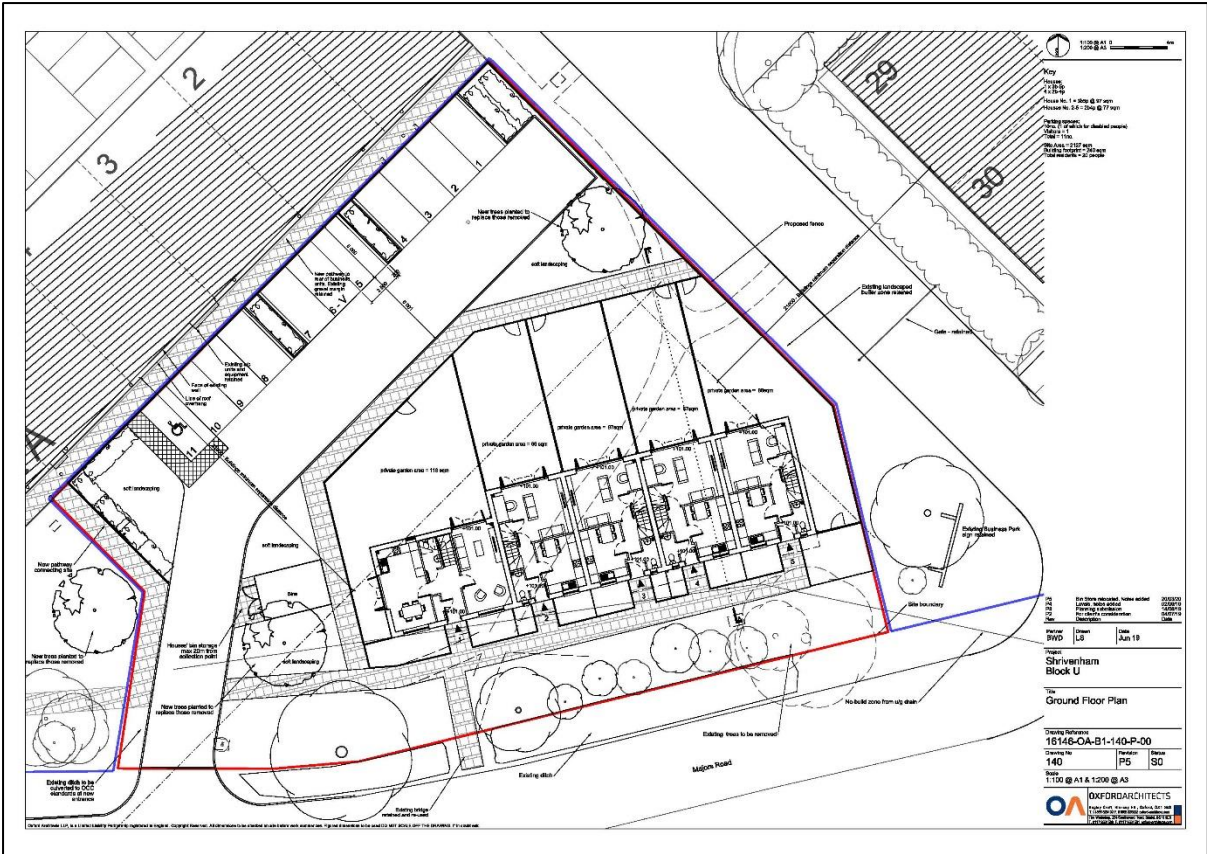
Site access is available by arrangement but can be clearly viewed from Majors Road.

### Misrepresentation Act

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



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*Handwritten signature or mark.*