



# PERRY BISHOP

AND CHAMBERS

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## LAND AND NEW HOMES

**41 HIGH STREET  
WATCHFIELD, SWINDON  
WILTSHIRE  
SN6 8SZ**



**A freehold development site with detailed  
planning permission for 2 large  
4 bed detached houses with detached garages in  
an overall site of approx. 0.56 acres**

**GUIDE PRICE: £380,000**

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CHARTERED SURVEYORS, ESTATE AGENTS AND VALUERS, LETTINGS AND MANAGEMENT, LAND AND NEW HOMES

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## THE PROPERTY

A freehold development site with detailed planning permission for 2 large, 4 bed detached houses with detached garages in an overall site of approx. 0.56 acres.

## VIEWINGS

Parties wishing to view the site may do so during normal daylight hours, observing the privacy of the neighbouring landowners, who are not the vendors. Parties inspecting the site do so entirely at their own risk, and neither the agents nor their clients will be liable for any damage or accident.

## DIRECTIONS

From Faringdon follow the A420 towards Swindon. After about 5 miles take the second exit from the roundabout signed posted to Shrivenham and Watchfield. After a further 1/2 mile bear right into Watchfield village, and the property will be found on the left-hand side, the access being situated between Nos 39 and 41 High Street, where the agent's sale board will identify the land.

## LOCATION

The village of Watchfield is very conveniently located just off the A420 with Swindon about 8 miles to the west, and Oxford about 24 miles to the east. It is also very close to the Cranfield Institute (former RMCS) and is very easily accessible to open countryside, including the Ridgeway long distance path on the Berkshire Downs.

Everyday facilities including primary school, shops and public houses are at Shrivenham about 1 mile away, with a full range of facilities as well as access onto the M4 motorway at Swindon.

## THE SITE

The extent of the overall site is shown edged in red for identification purposes upon the plan within these particulars. It extends to 0.22 hectares (0.557 acres).

The land is undeveloped and has a lovely open aspect to the rear. The rear gardens of the two proposed houses will run down to the stream at the bottom of the site. It will be accessed via a new road, to be constructed between Nos 39 and 41 High Street, and Listed building approval has been obtained in this respect. The land falls from east to west.

## PLANNING

Detailed planning consent has been granted by the Vale of White Horse District Council for the erection of 2 dwellings and associated vehicular access, under Application No. WAT/19373/3 dated 6 March 2008. A copy of this Consent Notice is available at the agent's offices.

In addition, Listed Building Consent has been granted by the Vale of White Horse District Council for the formation of openings in 2 stone walls, to accommodate access to the dwellings. Under Application No. WAT/19373/1-LBC dated 26 January 2006.

A copy of this Notice is also available.

## PROPOSED ACCOMMODATION

We would summarise the accommodation of the 2 properties, which are similar, other than being handed as follows: -

### Ground Floor

Hall, cloakroom, living room, dining room, kitchen/breakfast room, study, utility room.

### First Floor

Landing, bedroom with en suite, bedroom 2 with en suite, bedroom 3, bedroom 4, family bathroom.

### Outside

Double attached garage and good sized front and rear gardens.

Plot 1 will have an average rear garden depth of 20 metres

Plot 2 will have an average rear garden of 15 metres.

The properties will have a gross internal floor area of 2,350 sq ft each (excluding the garage).

Floor plans of the proposed dwellings are available from the Agent's offices.

## SERVICES AND TENURE

We are informed that all mains services are available nearby and we have details of the service enquiries that have been made by the vendors, which are available for inspection at the agent's offices. Any other specific enquiries should be addressed to the relevant Service Companies.

We are informed that the vendors enjoys enjoy freehold tenure, and vacant possession will be granted upon completion of the sale. Please note the following:

- a) The vendors have paid for the BT pole and electric diversions on the site entrance.
- b) The vendors have paid the Thames Water Board for the connection to the 2 proposed properties.
- c) The purchasers will be obliged to disconnect the drainage from No. 41 High Street, which runs to a septic tank upon the land now being sold and to reconnect this, either to a new septic tank system or to a mains drainage connection. The owners of No. 41 will pay a fair and reasonable proportion of the future costs of maintaining, repairing, renewing, servicing, cleaning and replacing any drainage system, but will not make any financial contribution towards the original connection.

## LOCAL AUTHORITY

Vale of White Horse District Council, Abingdon Tel: 01235 520202

Oxfordshire County Council, Oxford

Tel: 01865 792422

**PAFC/675  
24.10.08**