

ALAN DRURY ARCHITECTS

33 EAST SAINT HELEN STREET ABINGDON
 01235 553073 alandrury@ntlworld.com

Studio House, Thames Street, Abingdon, Oxon, OX14 3HZ

Proposed Plan @ FFL + 1500mm Above Ground Floor
 September 2017 1 : 100 @ A3

392 / 1 / 13 - A

THAMES STREET, ABINGDON ON THAMES
 £150,000

Carter Jonas

BUILDING PLOT AT THAMES STREET, ABINGDON, OX14 3HZ

A prime town centre building plot with a detailed consent for a detached 2 bedroom contemporary house with a floor area of approx 90 sq m. (968 sq. ft.)

A prime single building plot located in a tucked away position within the Abingdon town centre conservation area and nestled between a number of listed buildings. Full consent was given under application number P17/V3263/FUL by Vale of the White Horse District Council on the 28th August 2019 for the demolition of existing workshops and the construction of a new two storey dwelling which is of contemporary design. The accommodation has been reversed with the ground floor providing 2 double bedrooms, one with ensuite shower room, a bathroom and a utility and the first floor provides a large open plan kitchen and reception with a large picture window on the south east elevation to take full advantage of the views towards the mill stream. The property is accessed via an easement granted in 1944 over adjoining land and will benefit from a private amenity area garden which includes a screened storage area for waste bins and bicycles. There is an off-street car parking space for one car.

SITUATION

Abingdon on Thames is a delightful town located approximately 7 miles to the south of Oxford. The plot is located in the town centre where there are examples of many fine listed buildings and the town centre has a good mix of shops and local facilities as well as regular bus services to Oxford and the surrounding towns. The plot is situated in the Abingdon town centre conservation area and the proposed dwelling has been designed to limit the impact on the surrounding listed buildings.

SERVICES

Purchasers will need to make their own enquiries as to the availability of services.

TENURE

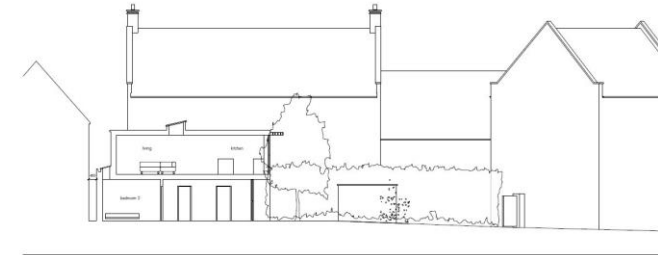
The plot will be sold Freehold.

CIL

The plot is subject to a CIL payment of £7872.17.

VIEWING AND FURTHER DETAILS

The plot can be viewed at any reasonable time by prior appointment and copies of the plans and planning permission are available from Carter Jonas. Please note that the planning permission does contain a number of conditions which will need to be satisfied prior to commencement, during and prior to occupation of the development. Further details are contained within the Vale of White Horse District Council decision notice dated 28th August 2019.



SECTION - AA



FRONT (SOUTH EAST) ELEVATION

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

carterjonas.co.uk

Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.