



Site boundary for indicative purposes only

## LAND AT 2A WILSON AVENUE HENLEY-ON-THAMES, OXFORDSHIRE, RG9 1ET

Self-Build Development Opportunity for a Detached One Bedroom House with Parking in this world famous town.

**Guide Price: £125,000**

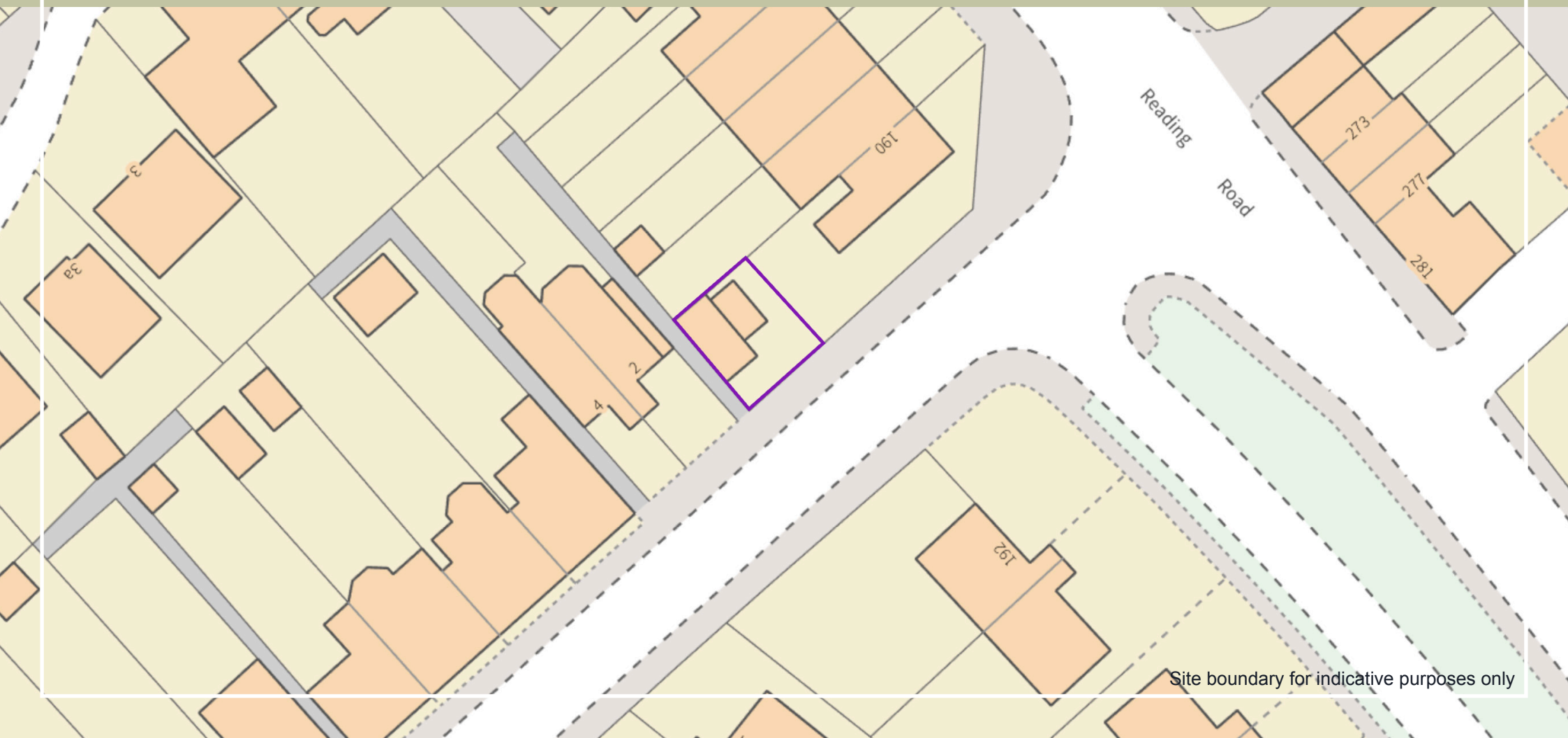
 **ashtons** prime  
plots



## EXECUTIVE SUMMARY

Acting on behalf of the landowner, Prime Plots & Ashtons are delighted to offer the below opportunity which comes with the benefit of Planning Permission:

- A 74 sq m broadly rectangular-shaped parcel of land with vehicular access from Wilson Avenue.
- The site has Full Planning Permission for the construction of a detached one bedroom house, with accommodation over two floors (one being Lower Ground Floor), with driveway parking.
- Located just 0.6 of a mile from Henley-on-Thames Train Station.
- For sale Freehold.



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Henley Bridge

River Thames

2a Wilson Avenue

Reading Road (A4156)

Wilson Avenue

Harpsden Road

Site boundary for indicative purposes only







## LOCATION

Henley-on-Thames is a picturesque and affluent market town situated in Oxfordshire, England, renowned for its charming riverside setting and historical significance. Nestled along the banks of the River Thames, this town exudes an air of elegance and tranquility, making it a sought-after destination for those seeking a quintessential English lifestyle.

**Scenic Riverside Setting:** One of the town's standout features is its stunning riverside location. The Thames flows gently through Henley, providing a picturesque backdrop for charming walks along the riverbanks and leisurely boat rides. The scenic views and peaceful atmosphere contribute to the town's overall appeal.

**Historic Charm:** Steeped in history, Henley-on-Thames boasts a wealth of historic architecture. The town center is adorned with Georgian and Tudor-style buildings, and the cobbled streets add to the overall charm. The iconic Henley Bridge, a 18th-century structure spanning the Thames, is a notable landmark.

**Cultural Hub:** Henley is well-known for hosting the prestigious Henley Royal Regatta, an internationally acclaimed rowing event that attracts visitors from around the globe. The town's cultural scene extends beyond the regatta, with various festivals, concerts, and art exhibitions held throughout the year.

**Exclusive Lifestyle:** As an affluent area, Henley-on-Thames is synonymous with an exclusive lifestyle. The town boasts a range of high-end boutiques, gourmet restaurants, and sophisticated cafes. The real estate market reflects this exclusivity, with a mix of elegant period properties, riverside estates, and upscale modern residences.

**Recreational Opportunities:** Outdoor enthusiasts will find plenty to enjoy in Henley. The surrounding countryside offers opportunities for scenic walks, cycling, and boating. The town is also home to attractive parks and green spaces, providing residents with a chance to enjoy the natural beauty of the area.

**Transport Links:** Despite its tranquil ambiance, Henley-on-Thames is well-connected. The town has good road and rail links, providing easy access to larger urban centers such as Oxford and London.

In summary, Henley-on-Thames is a charming town with a rich history, stunning riverside setting, and a sophisticated atmosphere. Its combination of cultural events, exclusive lifestyle, and natural beauty make it a highly desirable location for those seeking a refined and picturesque place to call home.

## DESCRIPTION

This is a freehold sale of land which has the benefit of full planning permission for a new detached one-bedroom house. The proposed new house will have two floors, one being at lower ground floor level, and the other on the ground floor. The accommodation as proposed will comprise off-street parking adjacent to the entrance, with an open-plan entertaining kitchen and dining section with terrace to the front. There would be an internal staircase to the lower ground floor, from the internal hall you would access the shower room & WC, as well as the entertainment/living room which could potentially be a cinema room. The Bedroom is also on the lower ground floor level with two walk-in storage cupboards and a study/dressing room. We have been advised that the proposed house will have a Gross Internal Area of approximately 66 sq m (710 sq ft).

## PLANNING

An Information Pack is available from the agent. The approved planning reference number is: **P22/S2870/FUL** the Decision Notice is dated 10th January 2023.

## LOCAL AUTHORITY

The site falls under the planning jurisdiction of South Oxfordshire District Council.



## PROPOSED FRONT ELEVATION (SOUTH EAST)

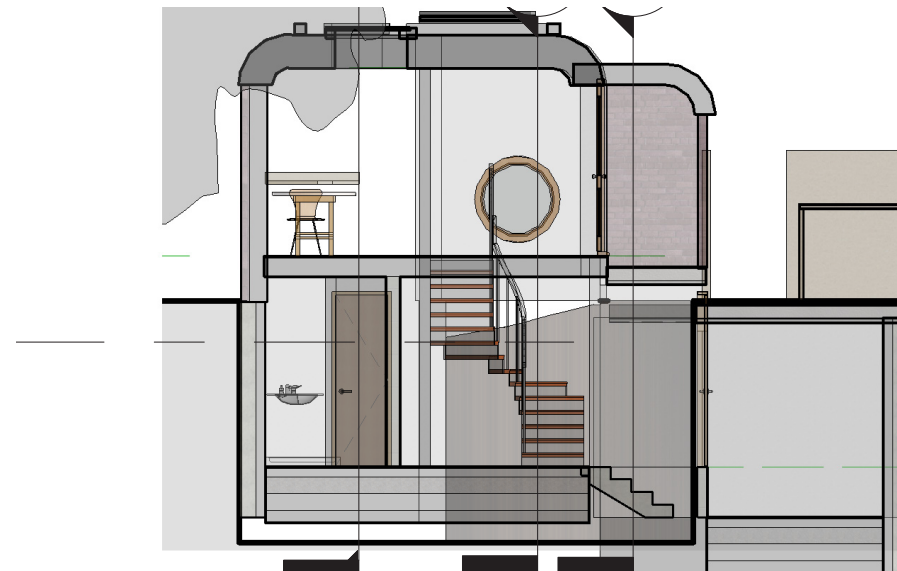
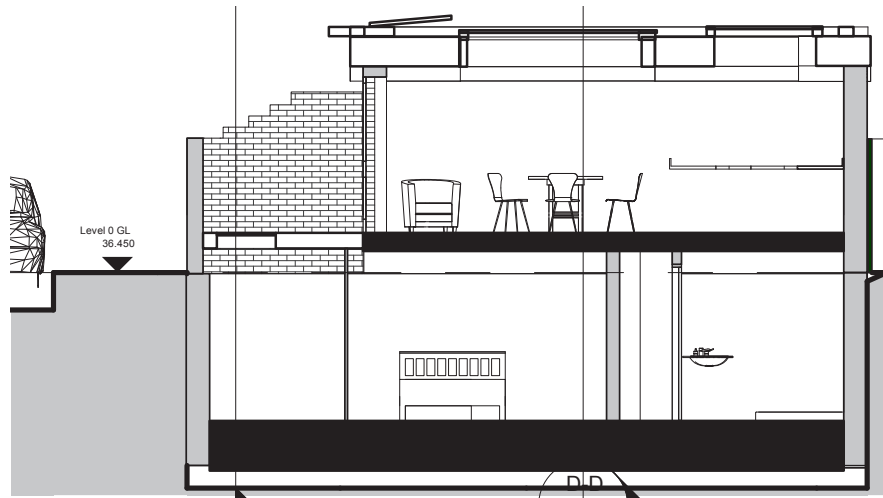
For illustrative purposes, not to scale





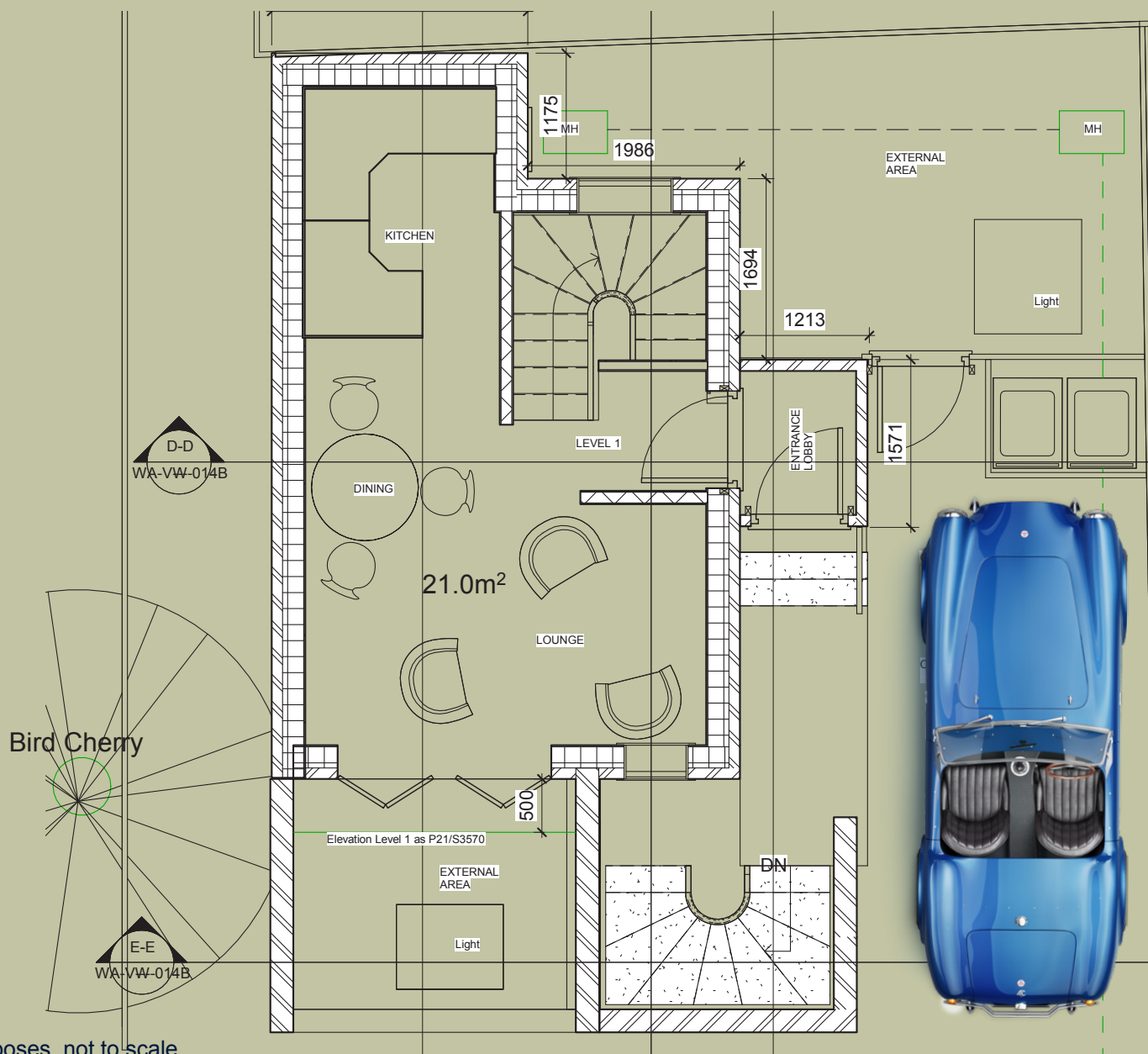
# PROPOSED SECTIONS

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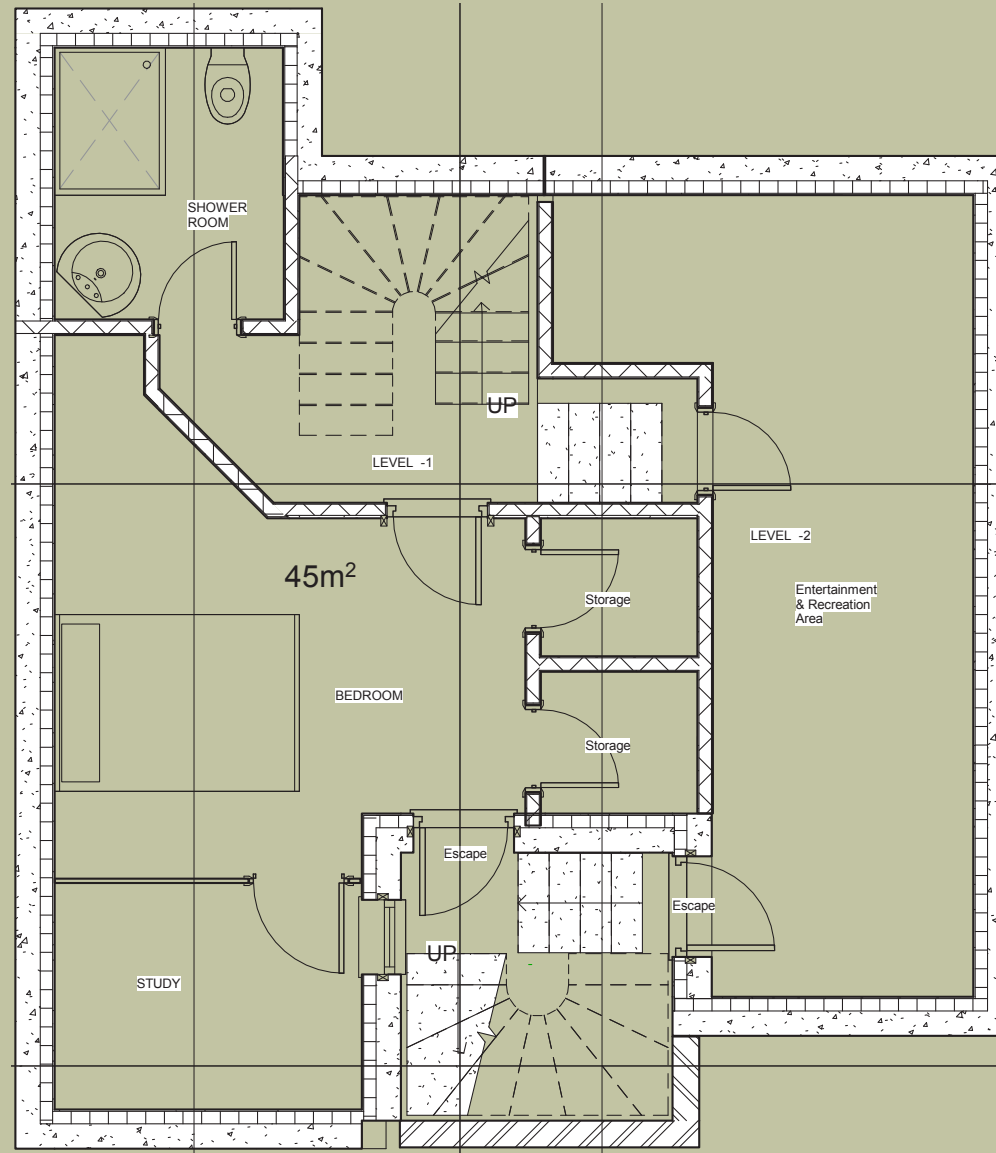
# PROPOSED GROUND FLOOR PLAN



For illustrative purposes, not to scale



# PROPOSED LOWER GROUND FLOOR PLAN



For illustrative purposes, not to scale



## GUIDE PRICE

Guide price £125,000

## VAT

The property is not elected for VAT (as advised).

## VIEWINGS

The site can be viewed from the road without appointment. If you require specific on-site access, please organise by appointment.

## CONTACT

Please ensure all enquiries are made through to the principle contact:

**Kane Lennon** MNAEA

M: +44 (0)7914 999002

E: [klennon@primeplots.co.uk](mailto:klennon@primeplots.co.uk)

## FURTHER INFORMATION

Further information relating to the site is available via the project dataroom:

[www.primeplots.co.uk/henley](http://www.primeplots.co.uk/henley)

## SITE ADDRESS

Land at 2a Wilson Avenue  
Henley-on-Thames  
Oxfordshire  
RG9 1ET



## IMPORTANT NOTICE

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