



Site boundary for indicative purposes only

LAND ADJACENT TO BLUE BOAR INN

TUCKS LANE, LONGWORTH, ABINGDON, OXFORDSHIRE, OX13 5ET

Self-Build Development Opportunity for a Three Bedroom Detached House with driveway parking in this highly desirable hamlet.

Guide Price: £300,000

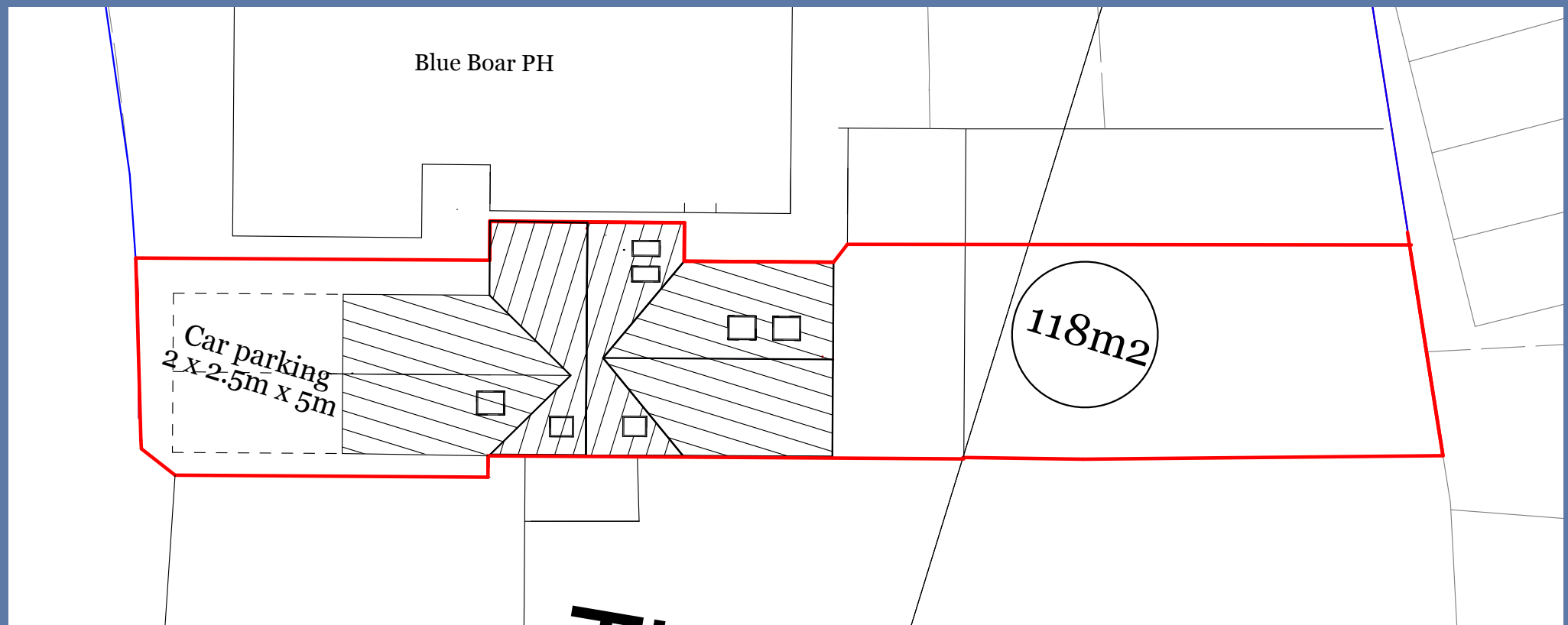
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EXECUTIVE SUMMARY

On behalf of the landowner, Prime Plots are delighted to offer the below self-build opportunity, which comes with the benefit of Planning Permission:

- A broadly rectangular-shaped parcel of land, located within the picturesque village of Longworth, and adjacent to the local Blue Boar Inn.
- The site has Full Planning Permission for the construction of a detached three bedroom house with parking. We are awaiting the result of a variation of one of the conditions. This sale is subject to that approval.
- The proposed new house would have a gross internal area of approximately 1,338 sqft (129 sq m) (as advised).
- Located just 7 miles from Abingdon and 10 miles from the City of Oxford. From Didcot Parkway Station, London St Pancras can be reached in approximately 55 mins.
- For sale Freehold.

PROPOSED SITE PLAN



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LONGWORTH OXFORDSHIRE

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LOCATION

Longworth is a picturesque village in Oxfordshire, offering a peaceful countryside setting with easy access to nearby towns and cities. Situated about 10 miles west of Oxford and 7 miles from Abingdon, Longworth is ideally positioned for those who appreciate rural living while needing to stay connected. The village is accessible via the A420, providing a direct route to Oxford and Swindon. For those using public transport, Didcot Parkway station is within easy reach, offering frequent services to London St Pancras Station (approx. 55 mins), Reading, and the wider region.

Local Shopping

While Longworth retains its quaint village charm, residents enjoy the convenience of nearby amenities. The village shop in neighbouring Southmoor, just a couple of miles away, offers everyday essentials, fresh produce, and a welcoming community feel. For more extensive shopping needs, the market towns of Abingdon and Faringdon are within a short drive, each offering a variety of supermarkets, independent shops, and weekly markets.

Schools

Longworth is served by excellent local schools, making it an attractive choice for families. Longworth Primary School, a small and nurturing school in the heart of the village, is well-regarded for its close-knit community and strong academic results. For older children, Faringdon Community College and Larkmead School in Abingdon offer a broad curriculum and a wide range of extracurricular activities. Several prestigious independent schools, including Abingdon School, Radley College, and St. Helen and St. Katharine, are also within a short drive, providing outstanding educational opportunities.

Areas of Interest

Steeped in history and surrounded by natural beauty, Longworth offers plenty to explore. The village is home to St. Mary's Church, a beautiful Grade I listed building with parts dating back to the 13th century. The church and its surrounding churchyard are perfect for a peaceful stroll.

Nature lovers will appreciate the numerous walking and cycling routes that wind through the surrounding countryside, including paths along the River Thames. Just a short distance away, the Thames Path National Trail offers stunning views and serene spots for picnicking and wildlife watching.

DESCRIPTION

This is a freehold sale of land that has the benefit of full planning permission for a new three bedroom detached house. The proposed new house (as planned) would have an entrance hall with downstairs WC, kitchen with dining section, an internal office, a living room with doors onto the easterly facing rear garden (approx. 55ft in length), upstairs there would be three bedrooms (two with en-suite shower rooms) and a further main bathroom. The property would also have a driveway providing parking for two cars.

We are advised that the proposed new house would have a Gross Internal Area of approximately 129 sqm (1,388sqft).

FENCING

The purchaser will be required to fence the new side boundary with Blue Bear Inn prior to any construction work being undertaken. Such fencing to be approved by the seller.

PLANNING

An Information Pack is available from the agent. The approved planning reference number is: **P23/V2717/FUL**. This application is currently subject to a variation of Condition 2 (**P24/V1786/S73**), which will vary the plans and indicative boundaries. Both the approved application drawings and the proposed amendments are available in the Prime Plots Dataroom and on the Local Planning Authority website. We are advised this variation is due for determination by end of October 2024.

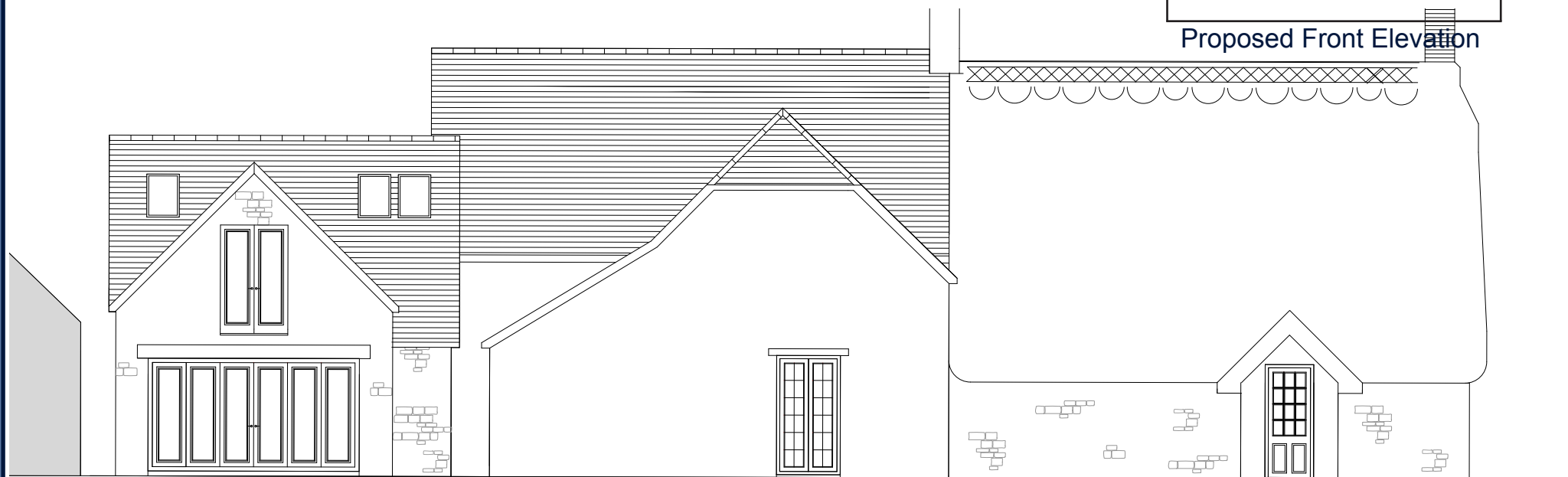
PROPOSED ELEVATIONS

For illustrative purposes, not to scale

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Proposed Front Elevation



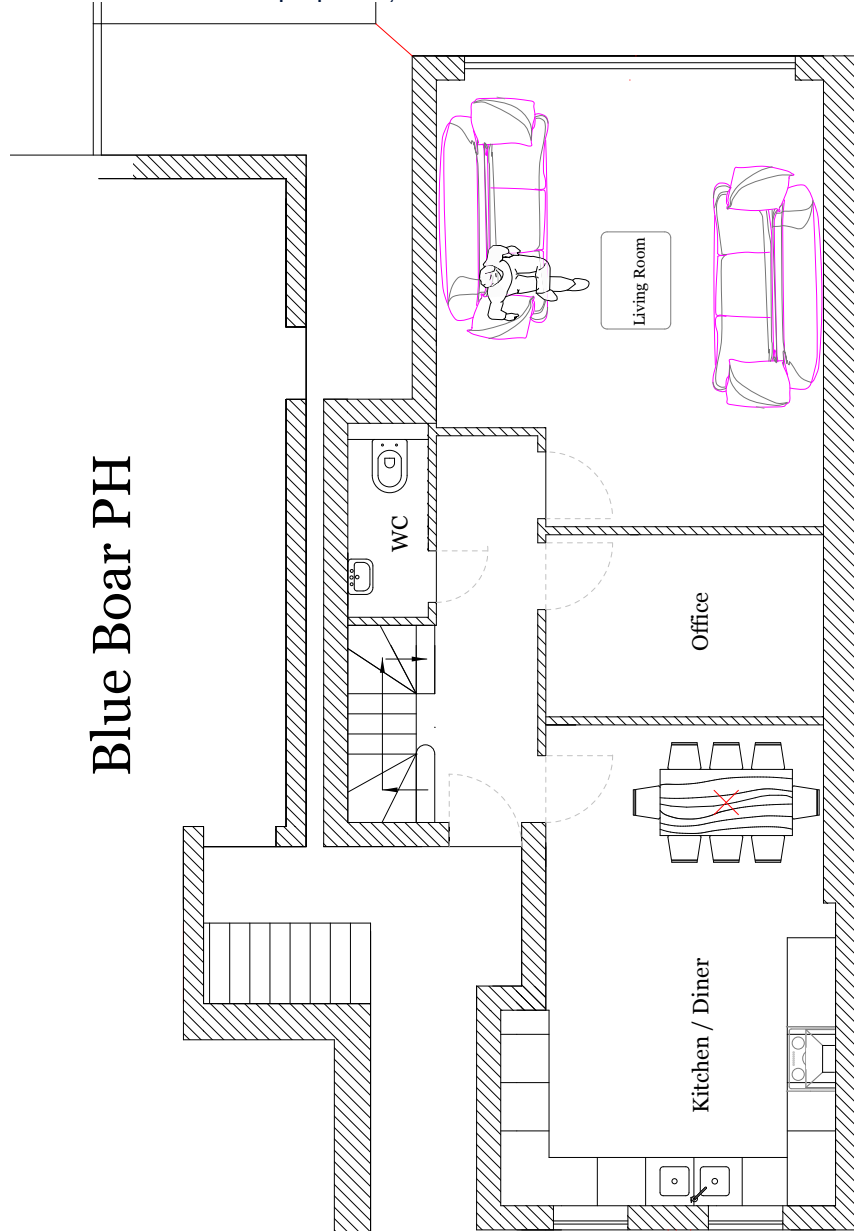
Proposed Rear Elevation

PROPOSED FLOORPLAN

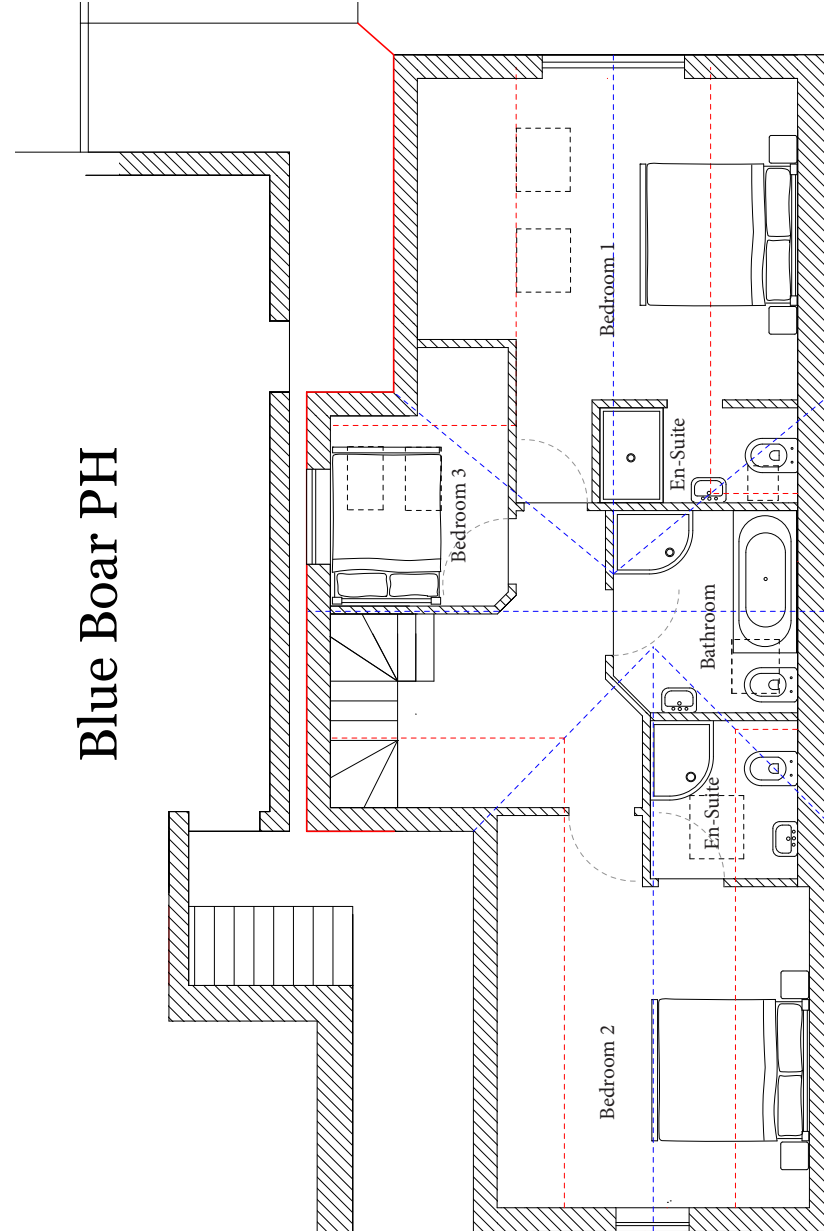
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Proposed Gross Internal Area: 129 sqm (1,388 sqft) approx (as advised).

Blue Boar PH



Blue Boar PH



LOCAL AUTHORITY

The site falls under the planning jurisdiction of Vale of White Horse District Council.

GUIDE PRICE

Guide Price £300,000

VAT

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

VIEWINGS

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

FURTHER INFORMATION

Further information relating to the site is available via the project dataroom: www.primeplots.co.uk/longworth

SITE ADDRESS

Land adjacent to Blue Boar Inn
Tucks Lane
Longworth
Abingdon
Oxfordshire
OX13 5ET



IMPORTANT NOTICE

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