



Chartered Planners &
Development Consultants

Land at 63 Swinburne Road, Abingdon, Oxfordshire



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A rare opportunity to purchase a 1000m² development plot with Planning Permission in place to demolish the existing dance studio and erect 2 detached family dwellings at circa 1550 sq.ft* each.

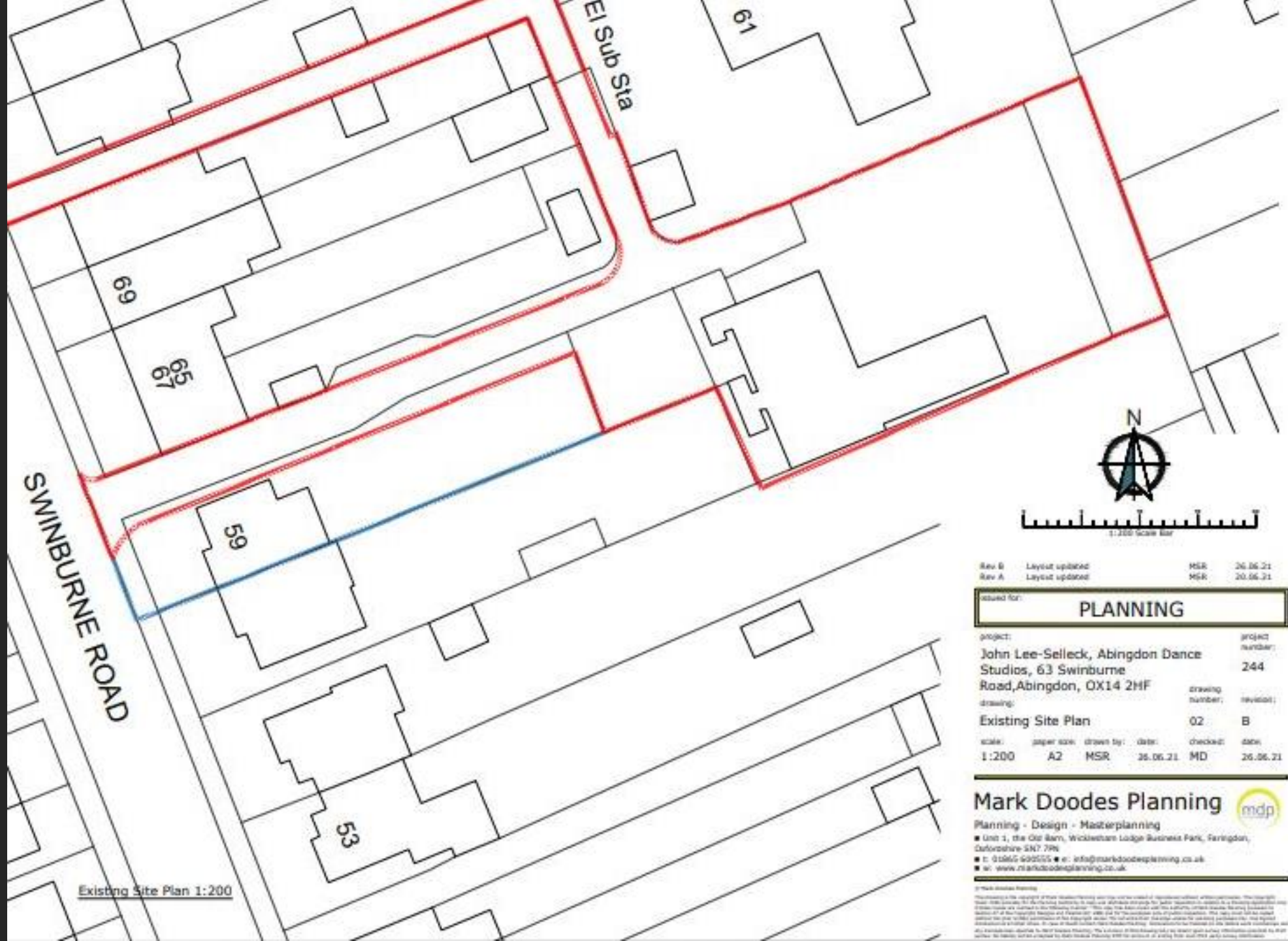
*a typical 5 bedroom dwelling with two ensembles, and a separate study and dining room on the ground floor

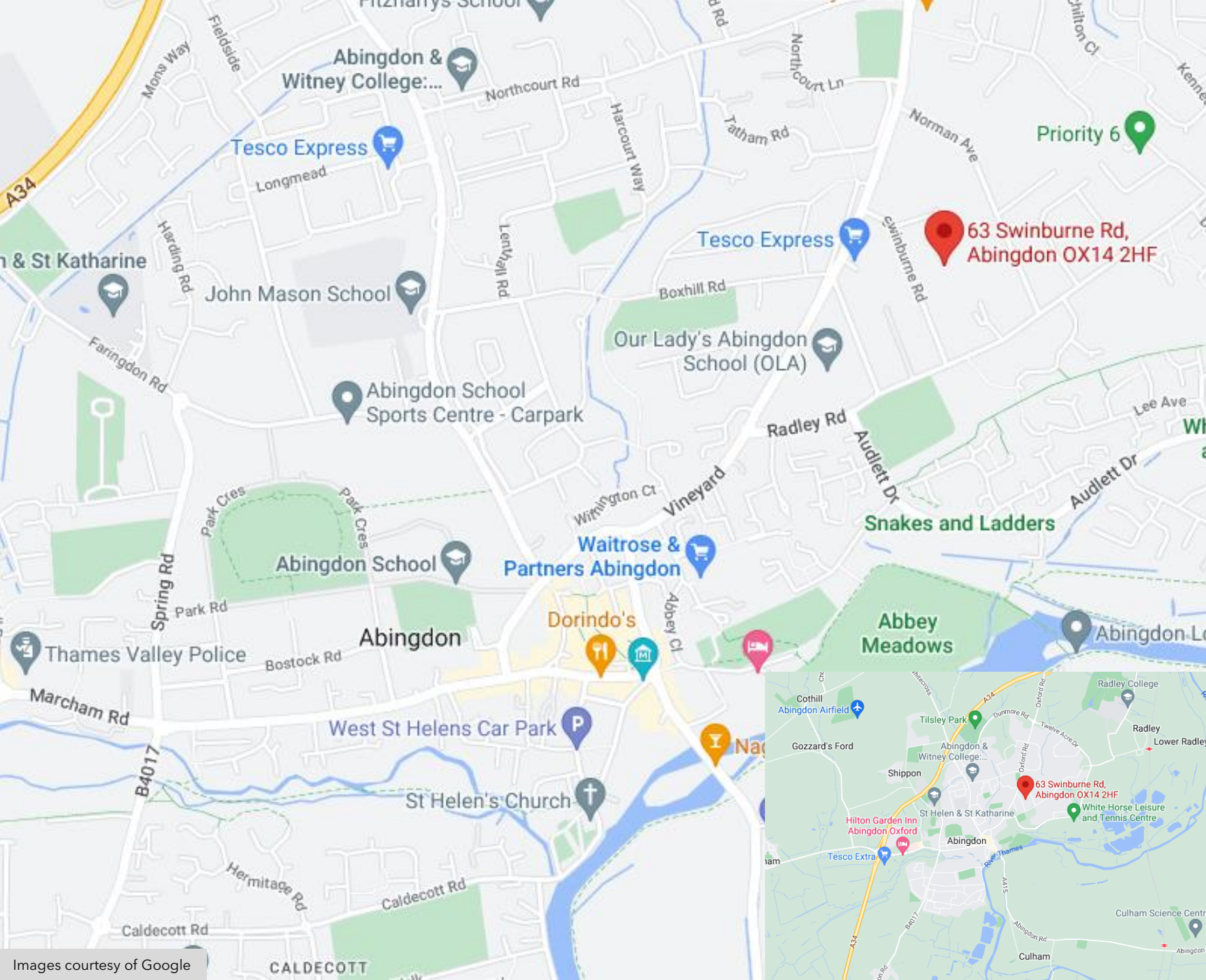
Vehicular and pedestrian accesses to the site are already established which sits to the rear of Swinburne Road.

This exciting opportunity benefits from having Outline Planning Permission in place which will allow you to create two new homes to your own taste.

Permitted Development rights remain intact allowing scope to improve, by either loft conversions or extensions, once the dwellings are materially complete (typically second fix), subject to building control approval.

The site is being sold as one lot, however it may suit two likeminded self-builders working together.





Directions

Leaving Abingdon town centre using Stratton Way, continue onto the Vineyard and then turn right at the mini roundabout onto Radley Road. Continue over the next mini roundabout and take the second left onto Swinburne Road.

Location

Located within a desirable area just a mile to the north of Abingdon's historic Thameside town centre. The site is a short walk from several nearby excellent private and state schools and the thriving town centre. A few minutes walk to bus stops and Tesco Express.

what3words.w3w.co/echo.broke.hosts

Abingdon

Abingdon-on-Thames is an Oxfordshire market town just 6 miles south of the City of Oxford and 5 miles north of Didcot. The town offers an art cinema and a wide range of both high street and independent shops and restaurants, and a Waitrose. Abingdon has two sport and leisure centres and the Milton & Harwell business parks are also just a short drive away.

Transport Links

A34 connects northbound to Oxford (6 miles) and M40, southbound to the M4.

As well as local rail stations less than 2 mile away, Didcot Parkway (8 miles) provides regular mainline trains to Oxford, Reading and London and to Swindon and Bristol.

- Radley Station 1.6 miles
- Culham Station 2.3 miles
- Appleford Station 3 miles
- Oxford 6 miles
- Didcot Parkway 8 miles

Excellent local bus service and services to Didcot and Oxford

Schools

- 0.1miles St Edmund's Catholic Primary School (Ofsted Good)
- 0.3miles Our Lady's Abingdon Junior/Senior Independent School
- 0.3miles Kingfisher School Special-Education
- 0.4miles Thomas Read Primary School (Ofsted Outstanding)





Approved Layout

This illustrative layout has been approved for emergency services, waste management and parking. The final layout (approved under a subsequent Reserved Matters submission) is therefore unlikely to differ significantly.

Bin Storage

The approved bin store, located half way along the access, was designed for euro-bin dimensions, however wheelie bins are acceptable to the Local Authority. The bin store conveyed as part of the sale will be therefore be 85cm deep not 2m, as shown in the approved plans.

Rev D	Layout updated	MSR	15.09.21
Rev F	Layout updated	MSR	26.06.21
Rev E	Layout Updated	MSR	20.06.21
Rev D	Layout Updated	MSR	13.06.21
Rev C	Layout Updated	MSR	08.06.21
Rev B	Layout Updated	MSR	06.06.21
Rev A	Layout Updated	MSR	24.05.21

Issued for: **PLANNING**

project:	John Lee-Selleck, Abingdon Dance Studios, 63 Swinburne Road, Abingdon, OX14 2HF	project number:	244
drawing:	Proposed Site Plan	drawing number:	03
scale:	1:200	revision:	G
paper size:	A2	drawn by:	MSR
date:	15.09.21	checked:	MD
		date:	15.09.21

Mark Doodes Planning 

Planning - Design - Masterplanning

15 Unit 1, The Old Barn, Middleshare Lodge Business Park, Parkgate, Dorchester SM7 7PH

t: 01265 606355 e: info@markdoodesplanning.co.uk

w: www.markdoodesplanning.co.uk

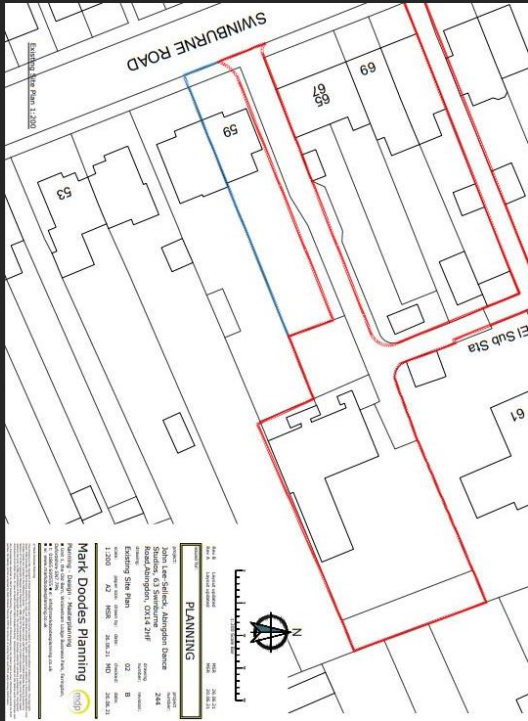
Proposed Site Plan 1:200

Access

The site for sale is outlined in red below, and includes a dog-leg pedestrian access to the north.

Attention should be drawn to the red line highlighting the vehicular access. This differs to boundary demarcations presently on the ground, on both sides of the vehicular access.

It will be the responsibility of the buyer to erect a quality close boarded fence along the new boundary of 59 and the access road.





Community Infrastructure Levy (CIL)

The development is liable for CIL, payable upon commencement of development.

MDP have calculated an indicative CIL liability of circa £52,360 plus indexation.

All self-builders will be eligible to apply for exemption from the District Council.

The buyer must satisfy themselves of the CIL liability level and their liability status.

Any exemption must be confirmed in writing by the Local Authority in advance of commencement, including the demolition.

For avoidance of doubt, CIL matters are the responsibility of the buyer.

Viewings

The site is open for public access, however being private land, our client would like to be made aware prior to buyers entering the site. Accompanied viewings can be arranged.

Method of Sale

Offers in the region of £510,000. Overage Free.

Services

Electricity, gas, water, telecoms and mains drainage are already on, or adjacent to, the site.

Local Authority

Vale of White Horse District Council

Planning Permission

Outline Planning Permission P21/V1777/O



Method of Sale

Please note that the vendor will not be obliged to accept the highest or any other offer.

In order to appraise offers on a comparable basis, please provide the following information to support your offer:

- ✓ Any other information that you feel should be taken into consideration in the assessment of your offer, for example recent experience in delivering schemes of this nature;
- ✓ Details of how you propose to fund the purchase, including confirmation that your bid has board approval etc;
- ✓ Confirmation of any conditions attached to the offer, any further information required;
- ✓ Confirmation of your anticipated timescales for exchange and completion of contracts and if any proportion will be deferred;
- ✓ State any abnormal development costs assumptions;
- ✓ Agreement to a buyer fee of 1% (+ VAT) agent fees at exchange;
- ✓ Free from overage.
- ✓ Land passed through Land Registry for 1st registration and ready to exchange

Buyers are advised to make themselves familiar with the planning submission prior to making an offer; there will be no subsequent dispensations for exceptional costs.

The full planning application (P21/V1777/O) can be found on the **Vale of White Horse DC website**

The following documents can be found at **markdoodesplanning.co.uk/swinburneroad**

-  Local Authority Decision Notice
-  Local Authority Report



Important Notice

MDP, their clients and any other joint agents give notice that:

1. These details do not constitute a warranty or guarantee in relation to the property or land. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Undertake your own due diligence
2. All areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Do your own research. It should not be assumed that the property has all necessary planning, building regulation or other environmental consents and MDP have not tested any services, utilities, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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Redress
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info@markdoodlesplanning.co.uk



01865 600 555 / 07970 241 671



Unit 1, The Old Barn
Wicklesham Lodge Park
Faringdon
Oxfordshire
SN7 7PN

Company Reg No. 5871810 | VAT Reg No. 885662277

markdoodlesplanning.co.uk