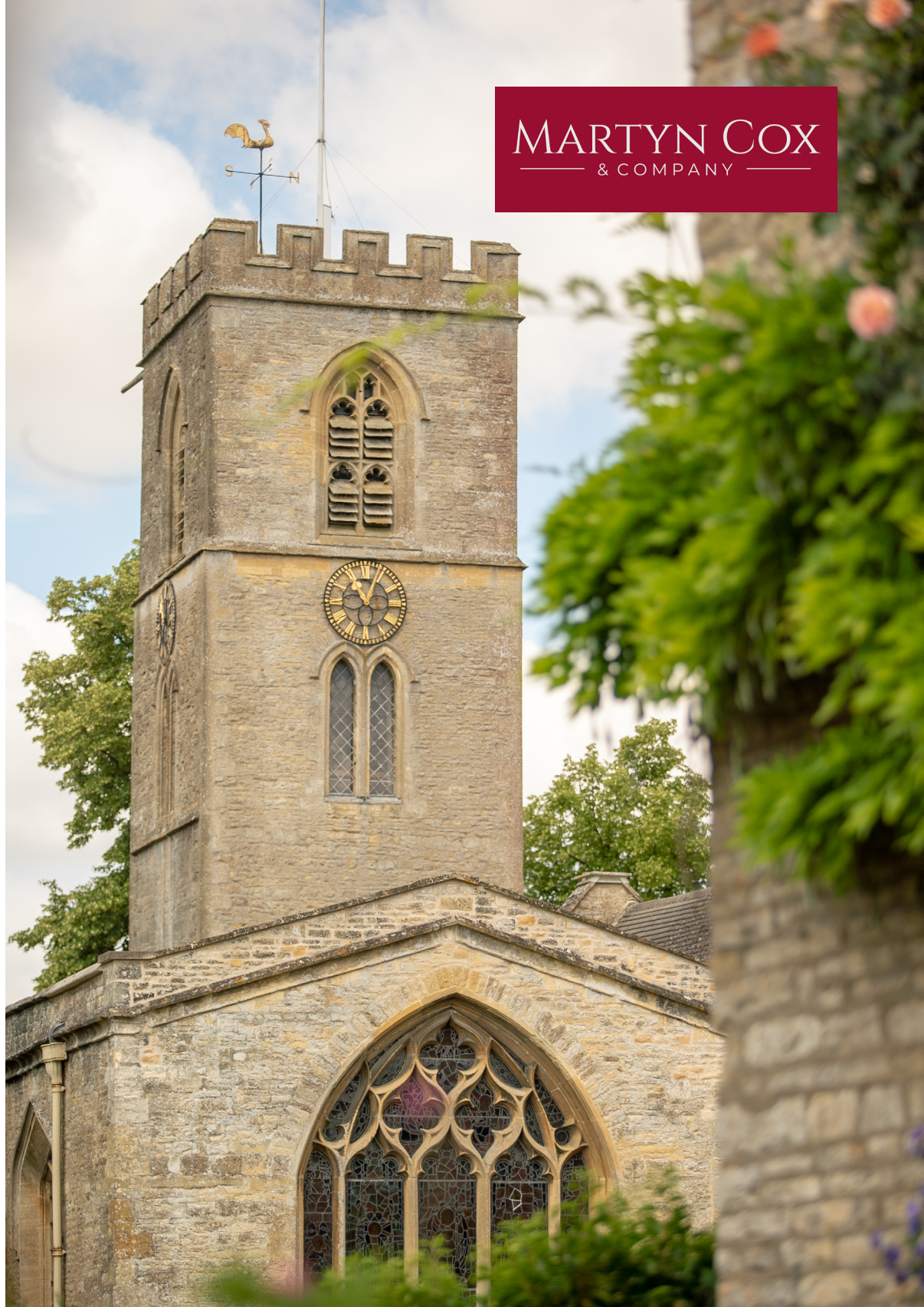


# DEVELOPMENT LAND FOR SALE

LAND TO THE REAR, 7 HUGHES CLOSE, CHARLBURY, OXFORDSHIRE. OX7 3ST



MARTYN COX  
— & COMPANY —

A RARE OPPORTUNITY TO SECURE A SINGLE  
BUILDING PLOT IN THIS POPULAR MARKET TOWN.

FOR MORE INFORMATION PLEASE CONTACT:

SIMON DAUGHTON

T: 01993 779020

M: 07931 351727

E: [SIMONDAUGHTON@MARTYNCOX.COM](mailto:SIMONDAUGHTON@MARTYNCOX.COM)

MARTYN COX & COMPANY, 6-8 CORN STREET, WITNEY. OX28 6BL



# DEVELOPMENT OPPORTUNITY

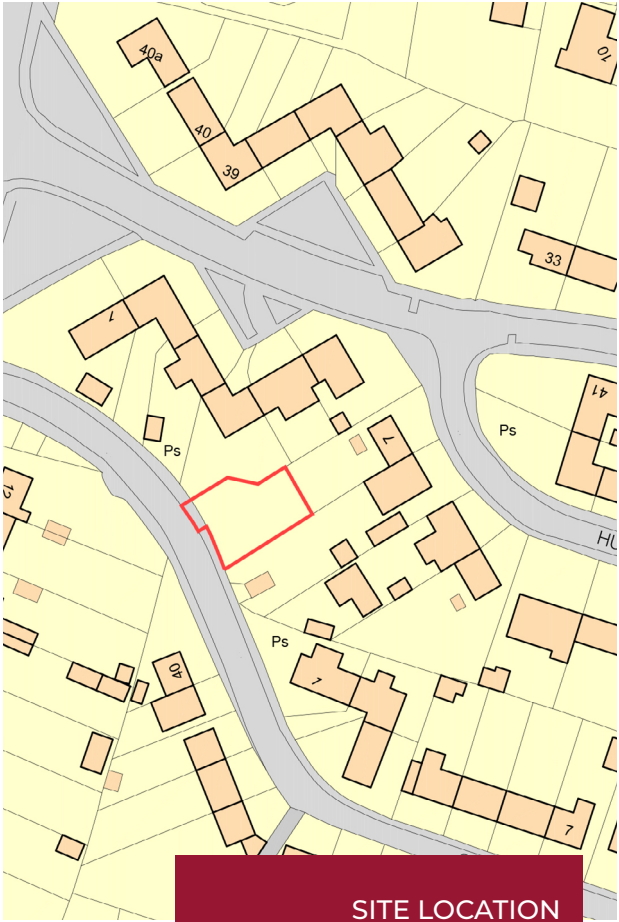
LAND TO THE REAR, 7 HUGHES CLOSE,  
CHARLBURY, OXFORDSHIRE. OX7 3ST

**A rare opportunity to secure a single building plot in this popular market town.**

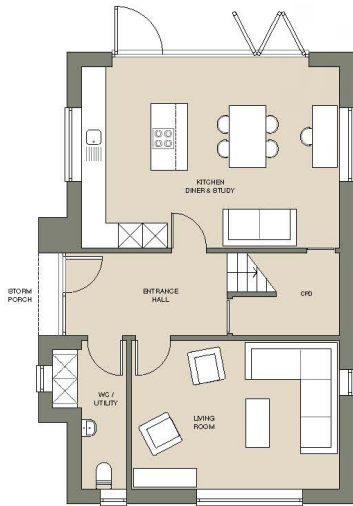
This single building plot positioned to the rear of 7 Hughes Close, Charlbury, has approval for a detached dwelling with off road parking and garden, the finished home will have access via Sturt Close, Charlbury. This very popular Market Town is renowned for its strong community, beautiful surroundings and main line railway station to London.

Proposed: Erection of detached dwelling and widening of existing dropped kerb (amended plans). For further details please view the application via West Oxfordshire District Council Planning Reference 23/01493/FUL, or contact the agent for access to the data room.

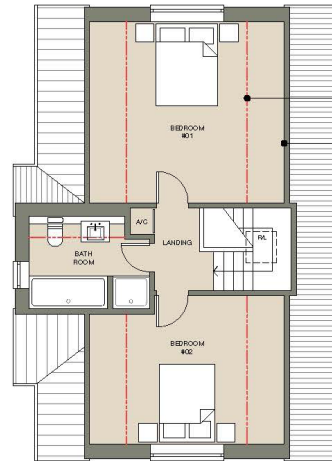
Charlbury has a wide range of amenities to include shops, restaurants, leisure facilities, a primary school and train station. The narrow streets and lovely old houses have considerable charm and character and there are also modern developments.



SITE LOCATION



01. GROUND FLOOR PLAN



02. FIRST FLOOR PLAN

Dashed line denotes headroom at 1.8m approx.  
Eaves wall shown at height of 0.9m

**PROPOSED FLOOR PLANS**

All documents relating to the application & approval are available to view in the online Data Room. Please contact the selling agent for your personal access link.

**PLANNING APPLICATION**

- Reference 23/01493/FUL
- Submitted 26th May 2023
- Approval issued 25th July 2023
- 13 Conditions (All Standard)

**VIEWINGS**

Kerbside inspections (from Sturt Close) are welcomed at any reasonable time.

**TENURE**

The site is to be sold freehold with vacant possession upon completion.

**CURRENT USE**

The land currently forms part of the rear garden to No 7 Hughes Close, Charlbury. Once built out, the new dwelling will have access off Sturt Close, Charlbury.

**TITLE**

The land was previously in ownership of COTTSWAY HOUSING ASSOCIATION LIMITED, we are awaiting the newly registered title number following our client's acquisition.

**SERVICES**

No services are connected to the site.



**SITE LOCATION**  
w3w.co/weekend.peroxide.hairstyle



01. FRONT ELEVATION

02. SIDE ELEVATION



03. REAR ELEVATION

04. SIDE ELEVATION

PROPOSED MATERIAL CLADDING

**PROPOSED ELEVATIONS**



## SUMMARY

This parcel of land is in a central yet tucked away location. This is a rare opportunity to secure a single building plot in this popular market town.. Please contact the selling agent if you would like any further assistance.

### Guide Price:

£150,000



### Please include the following information with your offer.

- Full name/s of the purchaser, including the business name if applicable.
- Correspondence address.
- Email address.
- Landline and or mobile telephone number.
- Bid amount, subject to contract.
- Full funding details (loan, cash, mortgage etc)
- Solicitors that will act on your behalf.
- Maximum time needed to exchange contracts from receipt to draft contract.
- Maximum time required between exchange of contracts and completion.
- Any other relevant information.

Please note that the seller is not required to sell to the highest bidder, or indeed accept any offers at all.

The matter remains subject to contract until such times as an unconditional exchange has taken place.

### Simon Daughton

t: 01993 779020

m: 07931 351727

e: [simondaughton@martyncox.com](mailto:simondaughton@martyncox.com)

**MARTYN COX**  
& COMPANY

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