



**Building Plot  
Bell Yard, Chipping Norton**

**Guide price £200,000**

A good level building plot with planning consent for a bespoke 3 bed detached house with integral garage and garden

Kingham Rail Station 5.1 miles, Charlbury Rail Station 5.2 miles, Oxford 24 miles, Banbury 15 miles (M40 Junction 11), Witney 14.1 miles. (All distances

## Building Plot Bell Yard Chipping Norton OXON OX7 5ER

**A GOOD LEVEL BUILDING PLOT WITH  
PLANNING CONSENT FOR A BESPOKE 3 BED  
DETACHED HOUSE WITH INTEGRAL GARAGE  
AND GARDEN**

- For Sale by Private Treaty
- Planning Consent Granted
- 17/04153/FUL / 18/00049/Appeal
- Good Level Plot
- 3 Bed, 1 Bath
- Sitting Room
- Kitchen/Dining Room
- Integral Garage

**VIEWING** Strictly by prior appointment through



**Tel: 01608 644 344**

### LOCATION

Chipping Norton is a very attractive, well-known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of National and Independent Retailers, Banks and Professional Services, Community Hospital and Health Centre, Swimming Pool and Leisure Centre, Golf Course, Theatre, and excellent Primary and Secondary Schools.

### DESCRIPTION

The Building Plot currently comprises a good level plot set back off West Street and accessed from Bell Yard just off the centre of the town.

Planning consent (Ref: 17/04153/FUL) has been granted (dated 24th April 2019 Ref: 18/00049/Appeal) for an imaginatively designed detached 3 bedroom property with a garden and integral garage to the side.

The proposed accommodation comprises a living room, open plan kitchen and dining room with french doors out to the garden and a utility room and cloakroom off. On the first floor there will be a master bedroom with en suite shower room to the rear, and two further bedrooms and a bathroom. The plans illustrate an enclosed garden to the

rear with an integral garage to the side of the property. A single parking space will be retained with No.60 West Street

### SERVICES

We are informed mains services are available in the vicinity. Please note: that we have not tested any equipment, appliances or services in this property. Purchasers are advised to commission appropriate investigations.



### LOCAL AUTHORITY

West Oxfordshire District Council  
Woodgreen  
Witney  
Oxfordshire  
OX28 6NB  
Tel: (01993) 702941



### TENURE

Freehold with Vacant Possession upon completion of the purchase.

### VIEWING

Viewing is strictly via the Sole Agents and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view, via our Chipping Norton Office. Tel: 01608 644344 During daylight hours.

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