

**LAND WITH PLANNING PERMISSION
FOR A SUBSTANTIAL DETACHED HOUSE
ON A SOUTH WEST FACING 1 ACRE PLOT**

**LAND AT MURCOTT
OXFORDSHIRE**



LAND ADJ. WOODBINE COTTAGE | FENCOTT LANE
MURCOTT | OXFORDSHIRE | OX5 2RE



Residential Development Opportunity for a Fine 4 Bedroom, 3 Bathroom, 4 Reception House & Garage/Games Room Measuring in all Approx. 3,963 Sq ft GIA Set within a level & Established 1 Acre Plot.

The plot benefits from established boundaries and sits within an attractive street scene comprising listed period properties, including the neighbouring Nut Tree Inn, a renowned Michelin star restaurant.

Indicative layout



| | | | | | | | | | | | | |
|-----|-------|-----------------|-------------|--------|--|---|-----------------|--------------------|--------------------|--|----------------------|----------|
| No. | Date: | Revision Notes: | Revised By: | Notes: | <div><div>dparchitects</div><div>design planning architecture</div><div><div>RIBA</div><div>ASSOCIATION OF ARCHITECTS</div></div><div><div>DP Architects</div><div>The Old Brewery Tap, 3 Oldbury Street, Watlington, Oxfordshire, OX49 5BU</div><div>tel 01491 813 000 Email: info@dparchitects.co.uk</div></div></div> | Client | MR & MRS PEARCE | | | Drawing SKETCH SITE PLAN | | |
| | | | | | | Project | NEW DWELLING | | | | | |
| | | | | | | LAND ADJ WOODBINE COTTAGE, MURCOTT, OX5 2RE | | | Scale 1:200 @A2 | Dwg No. | 23 WCMP SK1.3 | Revision |
| | | | | | | | | | Drawn TL | Status | | |
| | | | | | | | | Date 22/09/2023 | CONCEPT | | | |

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1.0 SUMMARY

- Planning Permission For A Substantial House & Garage Block
- Approx. 3,963 Sq Ft GIA
- Large South West Facing Level Rear Gardens
- Well Located In Village Centre
- Established Setting With Mature Boundaries
- £75,000 of Enabling Works Conducted
- Offers Invited
- Freehold

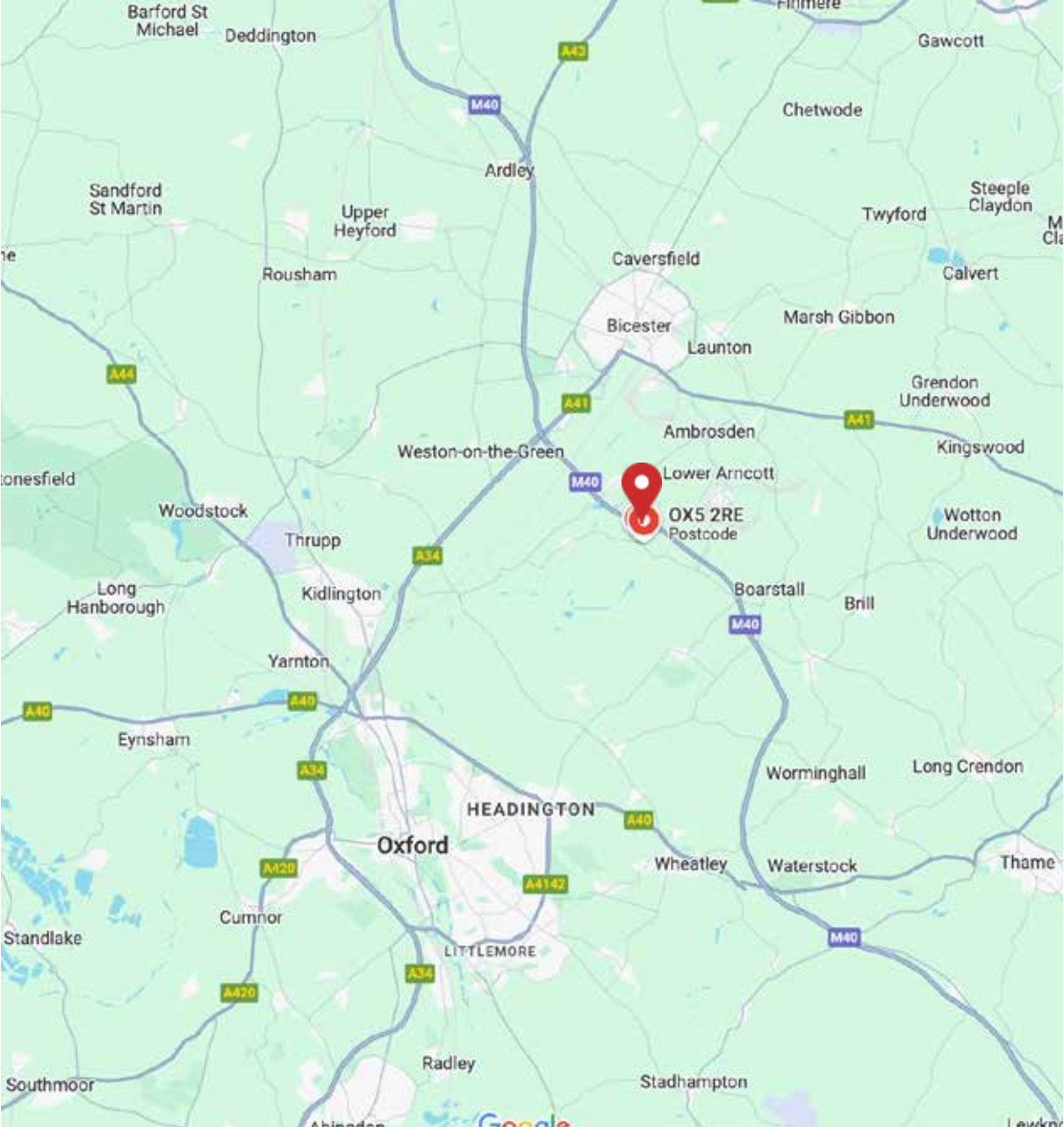
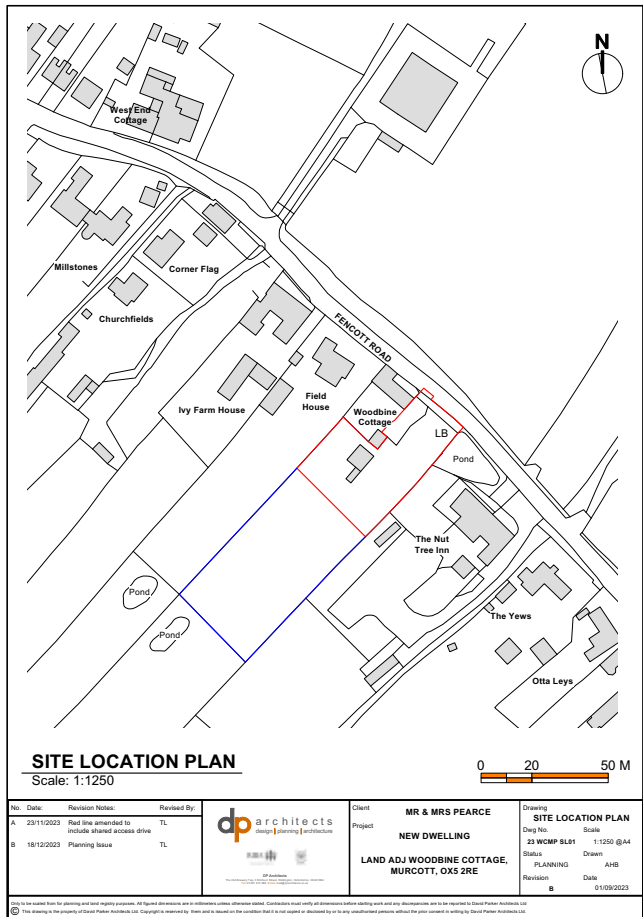


2.0 LOCATION

The 1 Acre Plot is located on Fencott Lane, in the Oxfordshire village of Murcott.

The village of Murcott is situated on the River Ray and Otmoor in the civil parish of Fencott and Murcott, about 4 miles south of Bicester, 14 miles north east of Oxford, with good road links via the A40 and M40, and mainline rail at Bicester North with services to London Marylebone.

The village benefits from a Michelin starred restaurant and public house, village hall and small church. The area also offers a good selection of both state and independent schools



2.1 MURCOTT

The village of Murcott is situated on the River Ray and Otmoor in the civil parish of Fencott and Murcott.

2.1 Education

Murcott is served by a primary school in Otmoor and high schools in Bicester and Oxford.

[Charlton-on-Otmoor Primary School](#)

2.2 Shops, Pubs & Restaurants

Murcott has its own public house, the Nut Tree Inn.

Bicester is approximately 7 miles with a full range of shopping, including the world famous Bicester Village, and leisure facilities.

Oxford is approximately 14 miles and offer a wider range of facilities.

[Nut Tree Inn](#)

2.3 Community

For up-to-date information on Murcott follow this link:

[Fencott and Murcott Parish Council](#)

2.4 Travel

Murcott is served by the 107 bus with connections to Bicester, Langford, Arncott, and Oddington. By train the area is served by Bicester Village just 6 miles away for connections to London from 50 minutes, Birmingham from 1hr 6min and Oxford from 22 min.

2.5 Directions

Heading southwest on the A41 take Ploughley Road then Fencott Road to Murcott.



Nut Tree inn



Bicester Village

3.0 SITUATION

The site has an approximate area of 1.03 Acres (0.42ha) and is located on Fencott Road, amongst a row of traditional dwellings and the Nut Tree Inn, in the village of Murcott. Opposite lies open farmland.



4.0 DESCRIPTION

A one acre plot with planning permission granted for a large dwelling approaching 4,000 Sq ft GIA (371.6 Sq. m) with detached Garage/Games Room.

The plot benefits from established boundaries and sits within an attractive street scene comprising listed period properties including the neighbouring Nut Tree Inn, a renowned Michelin star restaurant.

Please note the rear section of the site is allocated as a rewilded paddock outside the residential curtilage.

House designed by renowned local architects David Parker Architects.



FV **FRONT VIEW**
Scale: 1:50

4.0 DESCRIPTION (contd)

Ground Floor

The ground floor comprises of Covered Porch, Large Entrance Hall, Living Room, Snug/Media Room, Study, large open plan Kitchen/Dining/Family Room, Utility Room and Cloakroom.

A covered external seating area with built in Kitchen/Dining Space is included.

First Floor

The first floor comprises of a Master Bedroom, with Dressing Room, Ensuite Bathroom and Juliette Balcony, a Second Bedroom with Ensuite Shower Room, two further Bedrooms, a Family Bathroom and Airing Cupboard.

Garage Block

The Garage/Games Room is proposed to feature two open-styled bays and one enclosed, with an external staircase leading to the home office styled accommodation including shower and WC above the garage.

Plot

The plot has established boundaries and benefits from being south west facing to the rear.

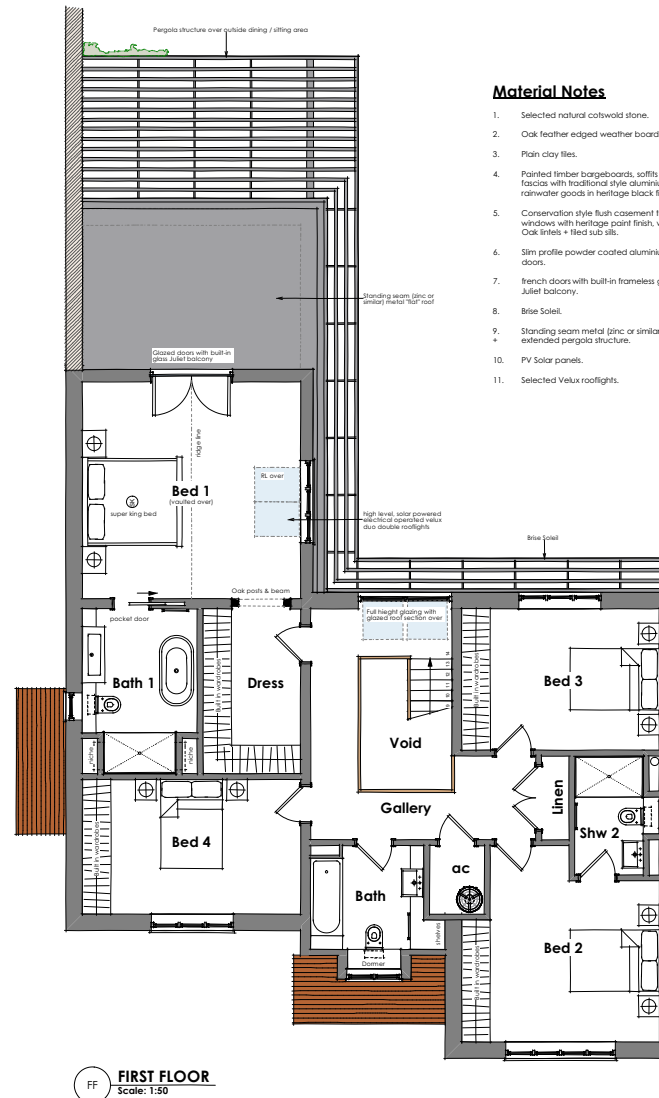
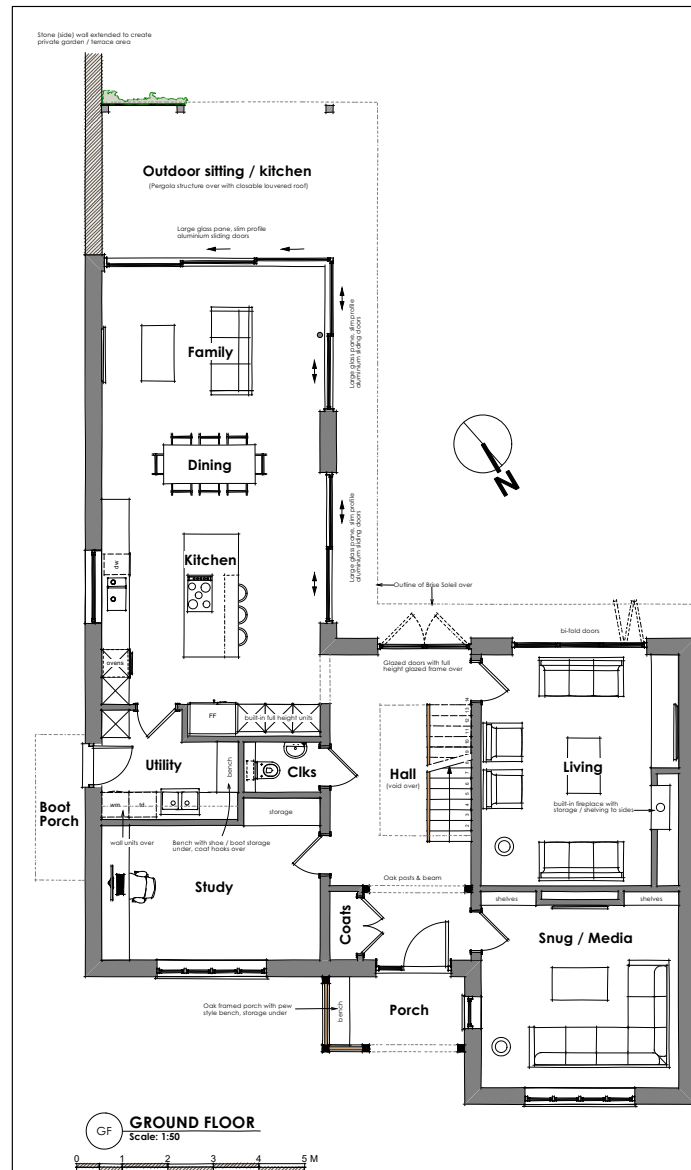
Design

The proposed dwelling has been designed with a simple build form featuring an 'L' shaped frontage with a projecting front gable similar to that of the next-door Woodbine Cottage.

The proposed materials are sympathetic to the adjacent listed buildings and reflect the historic vernacular, with natural Cotswold stone (to be sourced from a local quarry) used as the main walling material.



4.1 INTERNAL FLOOR PLANS

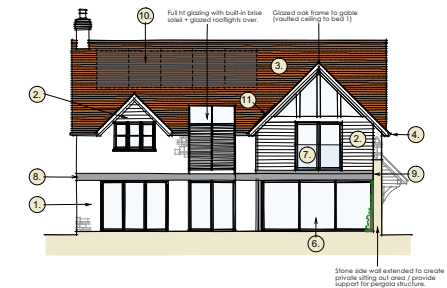


- ### Material Notes

1. Selected natural cottonwood stone.
2. Oak leather edged weather boarding.
3. Plain clay tiles.
4. Painted timber bargeboards, soffits + fascia with headlined style aluminium rainwater goods in heritage black finish.
5. Conservation style flush cement timber windows with heritage paint finish, with Oak insets + Hed sub sills.
6. Slim profile powder coated aluminium doors.
7. French doors with built-in frameless glass Juliet balcony.
8. Brise Soleil.
9. Standing seam metal (zinc or similar) roof extended pergola structure.
10. PV Solar panels.
11. Selected Velux rooflights.



FE FRONT ELEVATION
Scale: 1:100



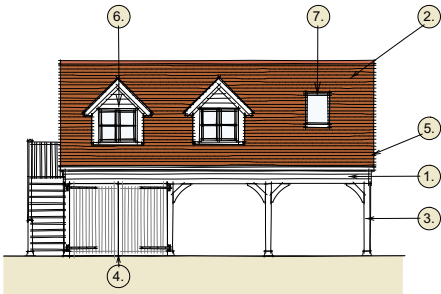
REAR ELEVATION
Scale: 1:100

[illegible]

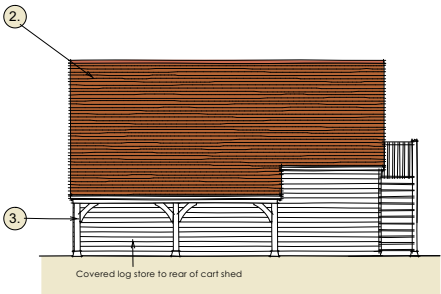
4.2 GARAGE FLOOR PLANS

Material Notes

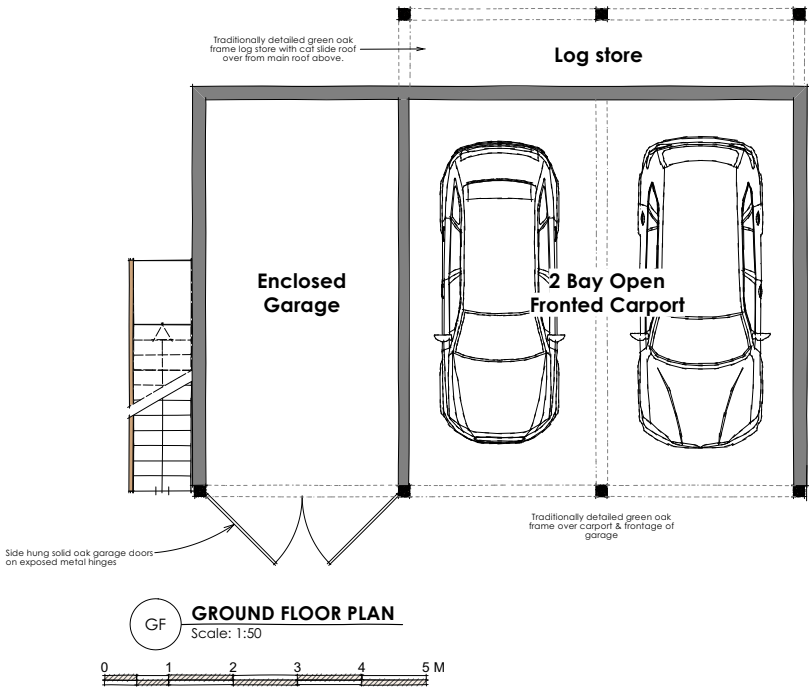
- 1. Oak feather edged weather boarding.
- 2. Plain clay tiles.
- 3. Green oak frame.
- 4. Side hung solid oak garage doors
- 5. Painted timber bargeboards, soffits + fascias with traditional style aluminium rainwater goods in heritage black finish.
- 6. Conservation style flush casement timber windows with heritage paint finish, with Oak lintels + tiled sub sills.
- 7. Selected Velux Rooflight.



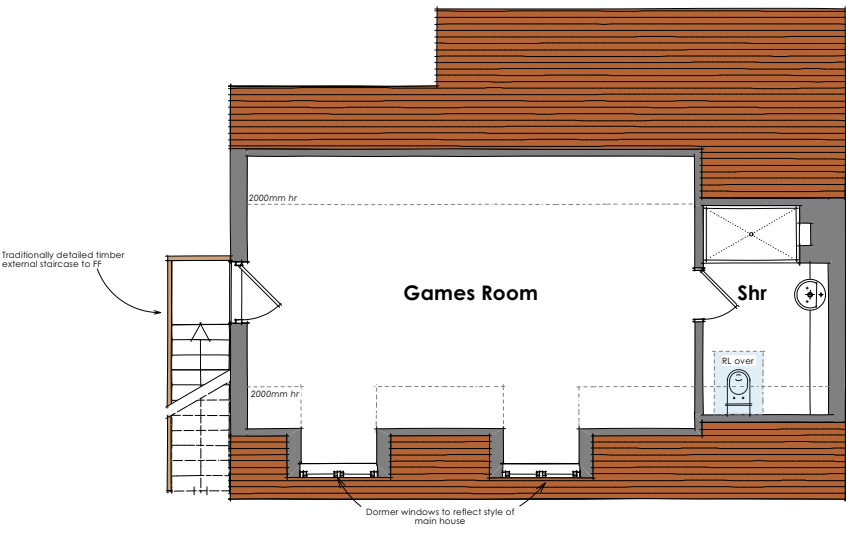
FE FRONT ELEVATION
Scale: 1:100



RE REAR ELEVATION
Scale: 1:100



GF GROUND FLOOR PLAN
Scale: 1:50



FF FIRST FLOOR PLAN
Scale: 1:50

| | | | | | | | | | | | | |
|-----|-------|-----------------|-------------|--------|---|---|-----------------|--------|---------|-------------------------|--|----------|
| No. | Date: | Revision Notes: | Revised By: | Notes: | <div><div><div>dparchitects</div><div>design planning architecture</div></div><div><div><div>RIBA</div><div>REGISTERED ARCHITECT</div></div><div><div>DP Architects</div><div>The Old Brewery Tap, 3 Broad Street, Wellington, Oxfordshire, OX5 2SE</div><div>Tel: 01827 513 006 Email: info@dparchitects.co.uk</div></div></div></div> | Client | MR & MRS PEARCE | | Drawing | CART SHED SKETCH DESIGN | | |
| | | | | | | Project | NEW DWELLING | | | | | |
| | | | | | | LAND ADJ WOODBINE COTTAGE, MURCOTT, OX5 2RE | | | | | | |
| | | | | | | Scale | AS STATED @A2 | | Dwg No. | 23 WCMP SK1.2 | | Revision |
| | | | | | | Drawn | TL | | | | | |
| | | | | | Date | 21/09/2023 | | Status | CONCEPT | | | |

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5.0 PLANNING

5.1 Planning Designation

The property is not located in the AONB or a Flood Zone but is situated in the Oxfordshire Greenbelt.

The two neighbouring properties are Grade II Listed.

5.2 Planning History

| UNIT | REFERENCE | DESCRIPTION |
|------|-------------------|---|
| 2023 | 23/03461/F | Demolition of existing site structures and erection of new dwelling with detached garage. |
| 1966 | NE17/66 Permitted | Full Development of detached bungalow and garage. . |

5.3 Planning Permission

Detailed planning application reference 23/03461/F was obtained on 21st June 2024 for the demolition of existing site structures and erection of new dwelling with detached garage.

5.4 Planning Conditions

The planning permission is based on the following approved drawings and plans:

No's: 23 WCMP SL01 Rev. B, 23 WCMP SP01 Rev. B, 23 WCMP PE01 Rev. B, 23 WCMP PE02 Rev. B, 23 WCMP SE01

The site has had £75,000 of enabling works conducted which include the following:

- Retaining Wall
- Service Implementation
- Site Clearance
- Ground Investigation Works
- Detailed Construction Drawings

Work has been undertaken to discharge all planning pre-commencement conditions. Details of which details can be provided upon request.

5.5 CIL & S.106

CIL and S.106 are not applicable.



6.0 SITE TECHNICAL / INFRASTRUCTURE

6.1 Highways

The site will be accessed from Fencott Road over the exiting but improved vehicular access. Please refer to Site Plan for details.

Drainage & Utilities

6.2 Foul Drainage

The foul water drainage will connect to the existing foul water drainage mains sewer in the road.

6.3 Electricity

It is proposed that heating will be via an air source heat pump (ASHP) with electrical generation provided by photovoltaic solar panels positioned on the south facing rear roof.

6.4 Gas

There is no gas in the village.

7.0 Wayleaves Easements and Rights of Way

The driveway is owned by this property and the neighbouring Woodbine Cottage has a right of way over it.

8.0 Archaeology

There are no archaeological restraints related to the proposed development.

9.0 Boundaries

The site boundaries are shown edged red on the site plan.

10.0 Flooding

The site falls within Flood Zone 1 and is therefore at a low risk of surface water flooding.

11.0 Ground Investigation

A ground investigation has been undertaken and can be provided.

12.0 Contaminated Land Assessment

An Envirocheck report is available.

13.0 Tenure

The site is being offered for sale freehold.

The total site measures approximately 1.03 acres (0.41 Ha).

14.0 Rights Reserved

Not applicable.

15.0 VAT

The site is not elected for VAT and therefore VAT will not be payable on the purchase price.

16.0 Local Authorities and Service Providers

District Council:

Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

T: 01295 227001
cherwell.gov.uk

Water:

Thames Water Utilities Limited
Clearwater Court
Reading
RG1 8DB

T: 0800 980 8800

Electricity:

Scottish and Southern Electricity Networks
connections.gateway@ukpowernetworks.co.uk

T: 0800 029 4282

PROPOSAL

Offers are Invited for the Freehold interest.

The seller is not obliged to accept the highest or any offer.

VIEWINGS

The site is locked and therefore all viewings to be arranged via Fields.



CONTACTS

Fields Commercial

The Old Saracen's Head
5a Cornmarket
Thame
Oxfordshire
OX9 3DX

www.fields-property.co.uk

Nick Johnson MRICS

T: +44 (0)7857 823 188

O: +44 (0)1844 261 121

E: nick@fields-property.co.uk

James Holifield

T: +44 (0)7786 464318

O: +44 (0)1844 261 121

E: james@fields-property.co.uk



Fields Commercial | The Old Saracen's Head | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

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