

**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





No.	Date:	Revision Notes:	Revised By:	Notes:	Client	Project	Drawing
					<b>MR &amp; MRS PEARCE</b>	<b>NEW DWELLING</b>	
<b>SKETCH SITE PLAN</b>							
Scale 1:200 @A2							
Drawn TL							
Date 22/09/2023							
Status CONCEPT							

Only to be scaled from planning and land registry purposes. All figured dimensions are in millimetres unless otherwise stated. Contractors must verify all dimensions before starting work and any discrepancies are to be reported to David Parker Architects Ltd. © This drawing is the property of David Parker Architects Ltd. Copyright is reserved by them and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without the prior consent in writing by David Parker Architects Ltd.

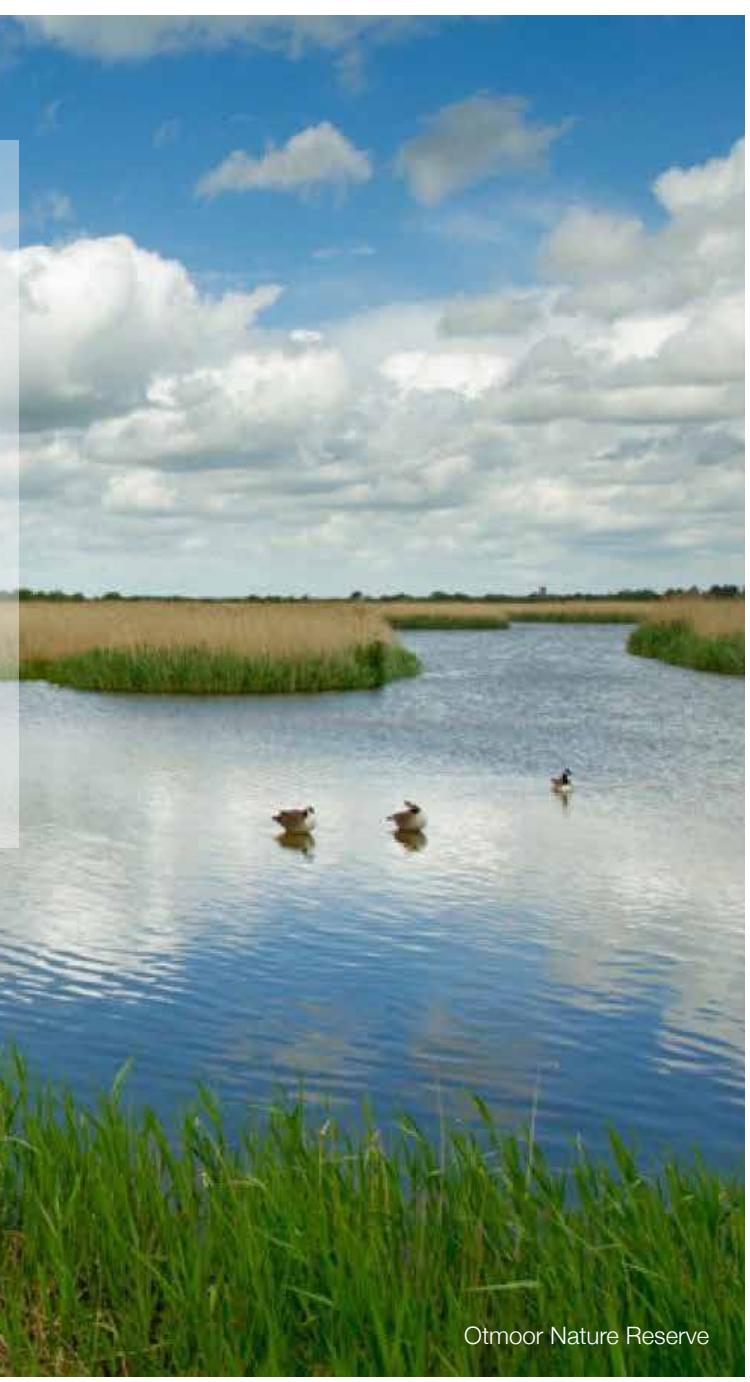
**dp** architects  
design | planning | architecture

RIBA  
Incorporated Member  
T: 01491 613 089 E: [mail@dparchitects.co.uk](mailto:mail@dparchitects.co.uk)

The Old Brewery Tap, 33 Station Street, Wootton Bassett, Wiltshire, SN4 8BU

## TABLE OF CONTENTS

1.0 SUMMARY	5	6.0 SITE TECHNICAL / INFRASTRUCTURE	15
2.0 LOCATION	6	6.1 HIGHWAYS	15
2.1 MURCOTT	8	DRAINAGE & UTILITIES	15
2.1 EDUCATION	8	6.2 FOUL DRAINAGE	15
2.2 SHOPS, PUBS & RESTAURANTS	8	6.3 ELECTRICITY	15
2.3 COMMUNITY	8	6.4 GAS	15
2.4 TRAVEL	8	7.0 WAYLEAVES EASEMENTS AND RIGHTS OF	
2.5 DIRECTIONS	8	WAY	15
3.0 SITUATION	9	8.0 ARCHAEOLOGY	15
4.0 DESCRIPTION	10	9.0 BOUNDARIES	15
4.0 DESCRIPTION (CONTD)	11	10.0 FLOODING	15
4.1 INTERNAL FLOOR PLANS	12	11.0 GROUND INVESTIGATION	15
4.2 GARAGE FLOOR PLANS	13	12.0 CONTAMINATED LAND ASSESSMENT	15
5.0 PLANNING	14	13.0 TENURE	15
5.1 PLANNING DESIGNATION	14	14.0 RIGHTS RESERVED	15
5.2 PLANNING HISTORY	14	15.0 VAT	15
5.3 PLANNING PERMISSION	14	16.0 LOCAL AUTHORITIES AND SERVICE	
5.4 PLANNING CONDITIONS	14	PROVIDERS	15
5.5 CIL & S.106	14		



Otmoor Nature Reserve

## 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

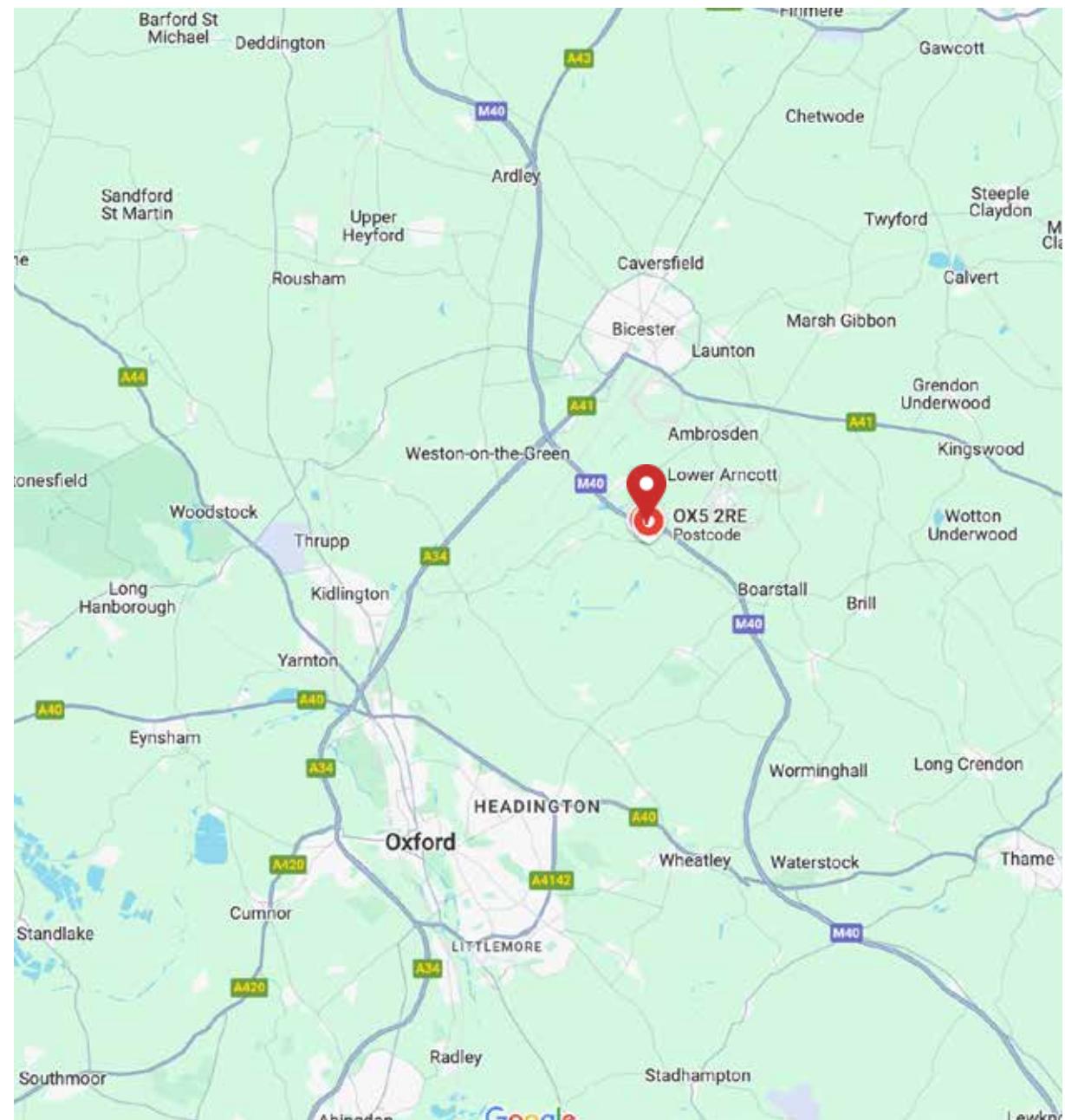


## 2.0 LOCATION

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

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 Muncott is situated on the River Ray and Otmoor in the civil parish of Fencott and Muncott.

### 2.1 Education

Muncott 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

Muncott 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 Muncott follow this link:

[Fencott and Muncott Parish Council](#)

### 2.4 Travel

Muncott 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 Muncott.



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 (cont d)

### 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.

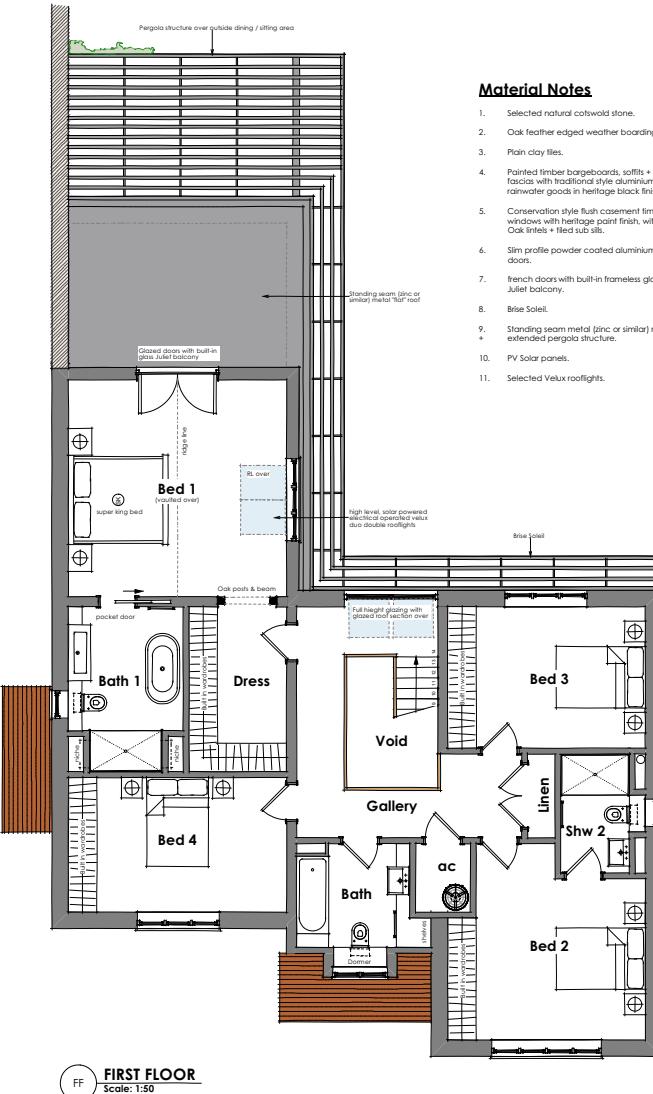
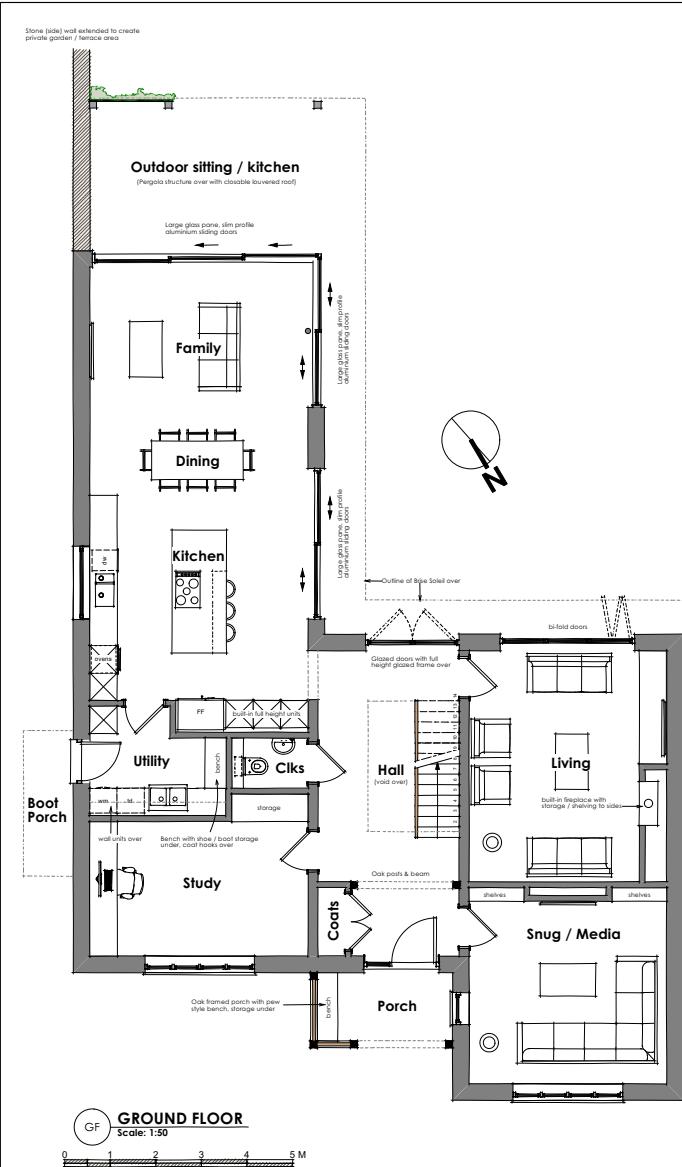
### Design

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

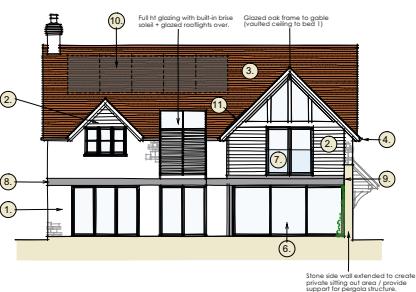


### Material Notes

1. Selected natural cotswold stone.
2. Oak feather edged weather boarding.
3. Plain clay tiles.
4. Painted timber bargeboards, soffits + fascias with traditional style aluminium rainwater goods in heritage black finish.
5. Conservation style flush cement render windows with heritage paint finish, with Oak frames + leaded 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.



0 1 2 3 4 5 10 M



0 1 2 3 4 5 10 M

No.	Date	Revision Notes	Initials	Notes	Client	Project	Drawing	SKETCH DESIGN 01
					MR & MRS PEARCE	NEW DWELLING	23 WCMP SK1.1	CONCEPT

## 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.

No.	Date:	Revision Notes:	Revised By:	Notes:	Client	Project	Drawing	CART SHED SKETCH DESIGN		
					MR & MRS PEARCE	NEW DWELLING		AS STATED @A2	Dwg No. 23 W CMP SK1.2	Revision CONCEPT
<p>Only to be scaled from planning and land registry purposes. All figured dimensions are in millimetres unless otherwise stated. Contractors must verify all dimensions before starting work and any discrepancies are to be reported to David Parker Architects Ltd</p> <p>© This drawing is the property of David Parker Architects Ltd. Copyright is reserved by them and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without the prior consent in writing by David Parker Architects Ltd.</p> <p>dp architects design   planning   architecture</p> <p>RIBA Approved Practice</p> <p>DP Architects The Old Brewery Tap, 3 Shrub Hill, Wellington, Oxfordshire, OX9 5BU Tel: 01491 613 066 Email: mail@dparchitects.co.uk</p>										

13

# 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](http://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](mailto: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](http://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](mailto:nick@fields-property.co.uk)

### James Holifield

T: +44 (0)7786 464318  
O: +44 (0)1844 261 121  
E: [james@fields-property.co.uk](mailto:james@fields-property.co.uk)



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

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are give notice that: [1] the particulars are provided in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property. Generated on 16/09/2025