

KEY FEATURES

- Expired planning permission (18/02002/FUL)
- (Proposed) Net Internal Area: 1,097 sq.ft (102 sq.m)
- Guide Price: £150,000 subject to contract
- Site Area 0.038 Acres
- Previous consent allows 1 x 1bed & 1x 2 bed units



Primmer Olds B-A-S

Mountbatten House, 1 Grosvenor Square, Southampton, Hampshire, SO15 2JE
Enquiries: Call us on 023 8022 2292



R/O 52 HIGH STREET

DESCRIPTION

The site is situated in Witney town centre and on High Street, where access is gained from the main high street via an under-croft passage adjacent to number 52. Witney is an attractive and expanding market town situated in the Cotswolds and lying adjacent to the A40 which provides access to Oxford situated 12 miles to the east and Cheltenham which is 30 miles to the west.

The site comprises a parcel of land currently with a portakabin situated on site. The site is sold as seen.

PLANNING

Planning permission (18/02002/FUL) was granted on 03/12/2018 for the demolition of the existing hall and the erection of apartment building housing 1x1 bed and 1x2 bed apartments with associated parking. The planning permission must be implemented within 3 years of the decision notice being issued, therefore the expiry date for the planning permission was 03/12/2021.

ACCOMMODATION

Proposed Area	Sq Ft	Sq M
1 Bedroom Apartment	438	40.7
2 Bedroom Apartment	659	61.3
Total	1,097	102

TENURE

Freehold

TERMS

Offers considered in the region of £150,000 subject to contract for the freehold interest with vacant possession on completion.

VAT

We understand the VAT is not applicable on the purchase

RATES

Rateable Value To be assessed

Source – voa.gov.uk

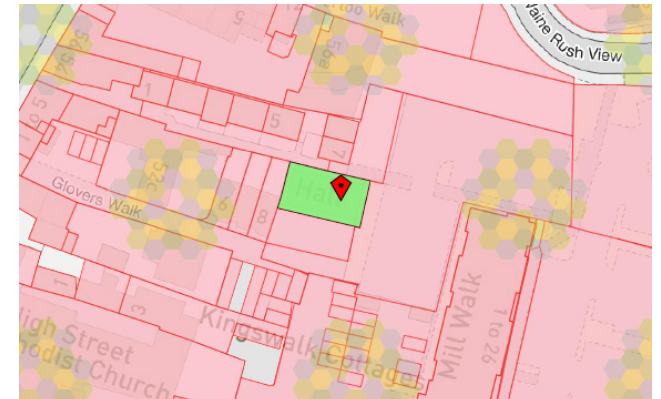
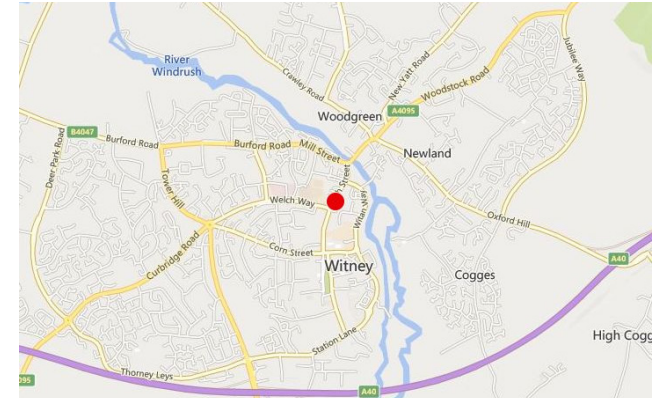
The 2022/2023 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

EPC

Asset Rating TBC

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



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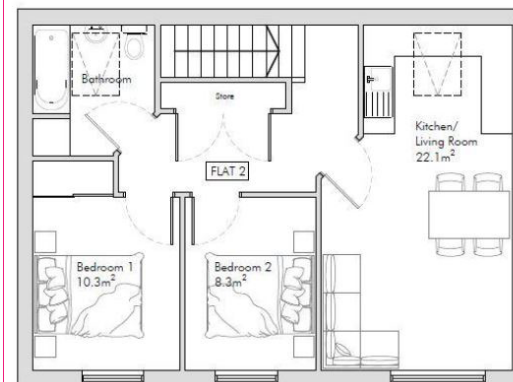
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GROUND FLOOR



FIRST FLOOR



For identification purposes only. Not to scale and not to be relied upon.



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