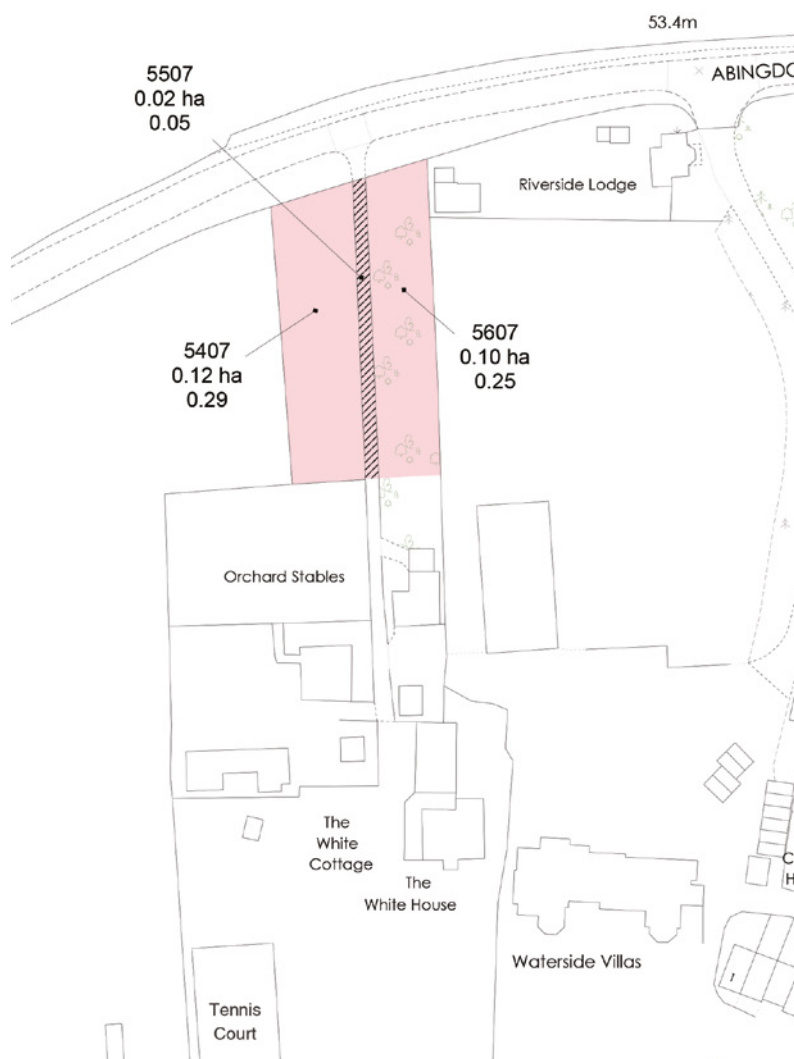




Residential Development Plot

Burcot, Abingdon, OX14 3DQ

Rare opportunity to acquire land with Permission in Principle granted for the construction of two to four residential dwellings

- Dorchester on Thames - 2 miles
- Abingdon - 5 miles
- Oxford - 9 miles

(Distances approximate)

In all approximately 0.59 acres (0.24 hectares) | Available as a whole

FOR SALE BY PRIVATE TREATY

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LOCATION

The site is located on the western edge of the hamlet of Burcot, to the north of the River Thames. Historic Abingdon on Thames and Oxford are both easily accessible. Trains to London Paddington from Didcot (7 miles) are available with a travel time of less than 40 minutes. The A34 (leading to the M40 and M4 motorways) is also accessible within a few miles.

DESCRIPTION

The land extends to approximately 0.59 acres (0.24 ha) in total and is divided into two enclosures split by the access road, (shown hatched on the enclosed plan) which also serves other properties to the south.

METHOD OF SALE

The land is available as a whole by Private Treaty.

TENURE & POSSESSION

Freehold, with vacant possession upon completion.

PLANNING

Permission in Principle “for the construction of two to four dwellings” was granted, at appeal, on 13th May 2026. The Appeal Reference is 6003969. The original application was made to South Oxfordshire District Council and is available on their website with reference P25/S1545/PIP validated 16th May 2025.

SERVICES

We understand that mains water, electricity and gas supplies are all close by, but none are connected nor capacities checked. There is no mains drainage.

OVERAGE

Offers are invited on an unconditional basis subject to such overage terms a Purchaser sees appropriate to offer bearing in mind the potential of the land. Our client would welcome proposals for Overage based upon a fixed payment per square foot of development over a base level.

WHAT3WORDS

The entrance to the land can be found at What3Words location: [///sunflower.tolerable.maximum](https://www.what3words.com/sunflower.tolerable.maximum)

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplied and other existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated: June 2026.



LOCAL AUTHORITY

South Oxfordshire District Council

www.southoxon.gov.uk

PLANS

Plans included within these particulars are for information and reference purposes only and are not necessarily to scale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT then such tax will be payable in addition.

VIEWING

During daylight hours on foot with a copy of the Particulars. Please telephone Brown&Co – Oxford on 01235 862888 to confirm time of visit.

HEALTH & SAFETY

Please be vigilant for any potential hazards when inspecting the land. In particular the grass is long so may be concealing hidden dips or holes, please be extra vigilant if walking through long grass. Please park safely off the road.

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