

ASKING PRICE

**£700,000**

**The Butts**

Oxford, TN14 5PR

# PROPERTY SUMMARY

An excellent opportunity to acquire a freehold parcel of land benefiting from full planning permission to demolish the existing garage and create rear access, allowing for the development of two detached three-bedroom bungalows.

The site is situated in a prime and highly sought-after location, within easy walking distance of local amenities, reputable grammar schools, and Otford Train Station, offering convenient rail links into Central London in approximately 40 minutes making it ideal for commuters and families alike.

## Approved Development:

Plot 1: 3-Bedroom Detached Bungalow – 102 sqm / 1,097 sqft

Plot 2: 3-Bedroom Detached Bungalow – 110 sqm / 1,185 sqft

This well-positioned site offers an exciting opportunity for developers or investors seeking a ready-to-go project in a desirable residential area, combining excellent transport links, strong local demand, and a peaceful village setting.

Planning Reference -25/01813/FUL  
CIL - £41,000 scl-land

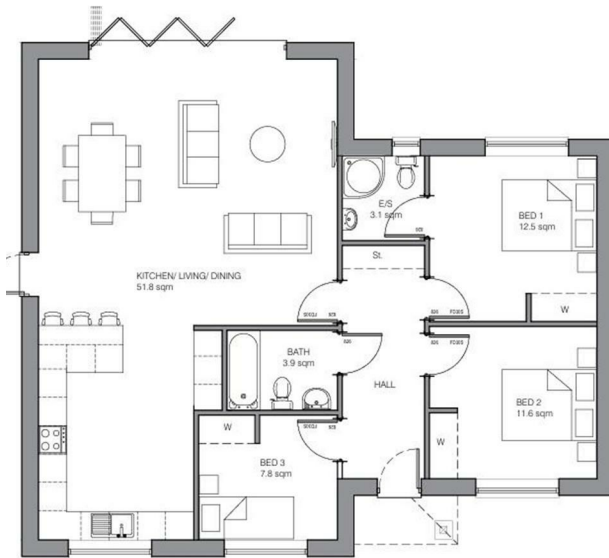
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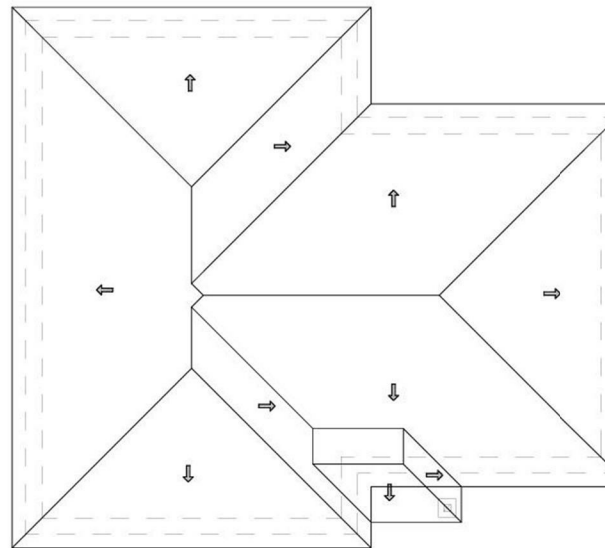
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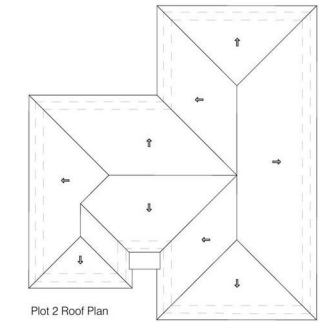
Plot 1  
GIA: 102.4 sqm



Plot 1 Roof Plan



10.5 sqm



Plot 2 Roof Plan





## LOCAL AUTHORITY

## TENURE

Freehold

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Shaw  
& Co**

ESTATE  
AGENTS

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