

Land at Main Street Clanfield Oxfordshire  
Available for Option/Promotion

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# Option/Promotion Opportunity

## Main Street Clanfield Oxfordshire OX18 2SW

0.293 hectares ( 0.72 acres)

### LOCATION

Faringdon 4 miles, Burford 11 miles, Witney 10 miles

The land lies at the southern end of the village of Clanfield in the county of Oxfordshire.

The village has two pubs/restaurants together with a Post Office Primary School and well known local Cafe.

### DESCRIPTION

A level site of permanent pasture being fenced with some hedging.

There is good road frontage to Main Street running through the village and access is over an existing driveway directly to the public highway.

There is currently no mains water or electricity provided to the property

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### RIGHT OF WAY

The access drive is subject to a right of way in favour of 2 cottages lying to the north of the property.

### PLANNING

The property falls within the West Oxfordshire District Council area and is subject to the WODC Local Plan 2031 and the emerging Local Plan 2041.

### OPTION OR PROMOTION

The owners are offering the land for a potential option or promotion agreement. Initial interest to be made to the owners agent: Andrew Brown 07971410312.

### DIRECTIONS

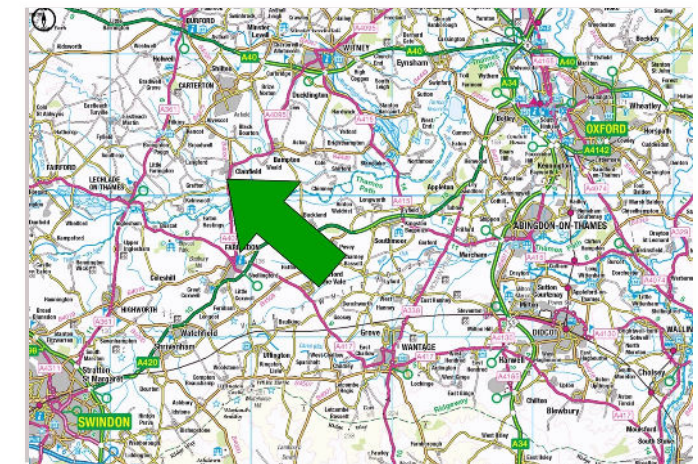
From Faringdon head south on Radcot Road (A4095) and cross the Thames at Radcot Bridge. On entering the village of Clanfield pass the car park to the football club and the drive to the paddock is on the right just before a pair of semi-detached cottages known as Friars Court Cottages.

### TENURE

Vacant possession will be available following a successful option or promotion agreement.

### VIEWING

Please notify the selling agents prior to inspecting the property and do not disturb livestock or block access to the pair of cottages.



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