



The Plot, Mill Road, Shiplake, Oxfordshire



A fantastic opportunity to acquire land with planning.

The plot at Mill Road, Shiplake offers a self-builder or developer a rare opportunity to build a substantial detached house in the centre of the village, moments from the local shops, pub and train station.

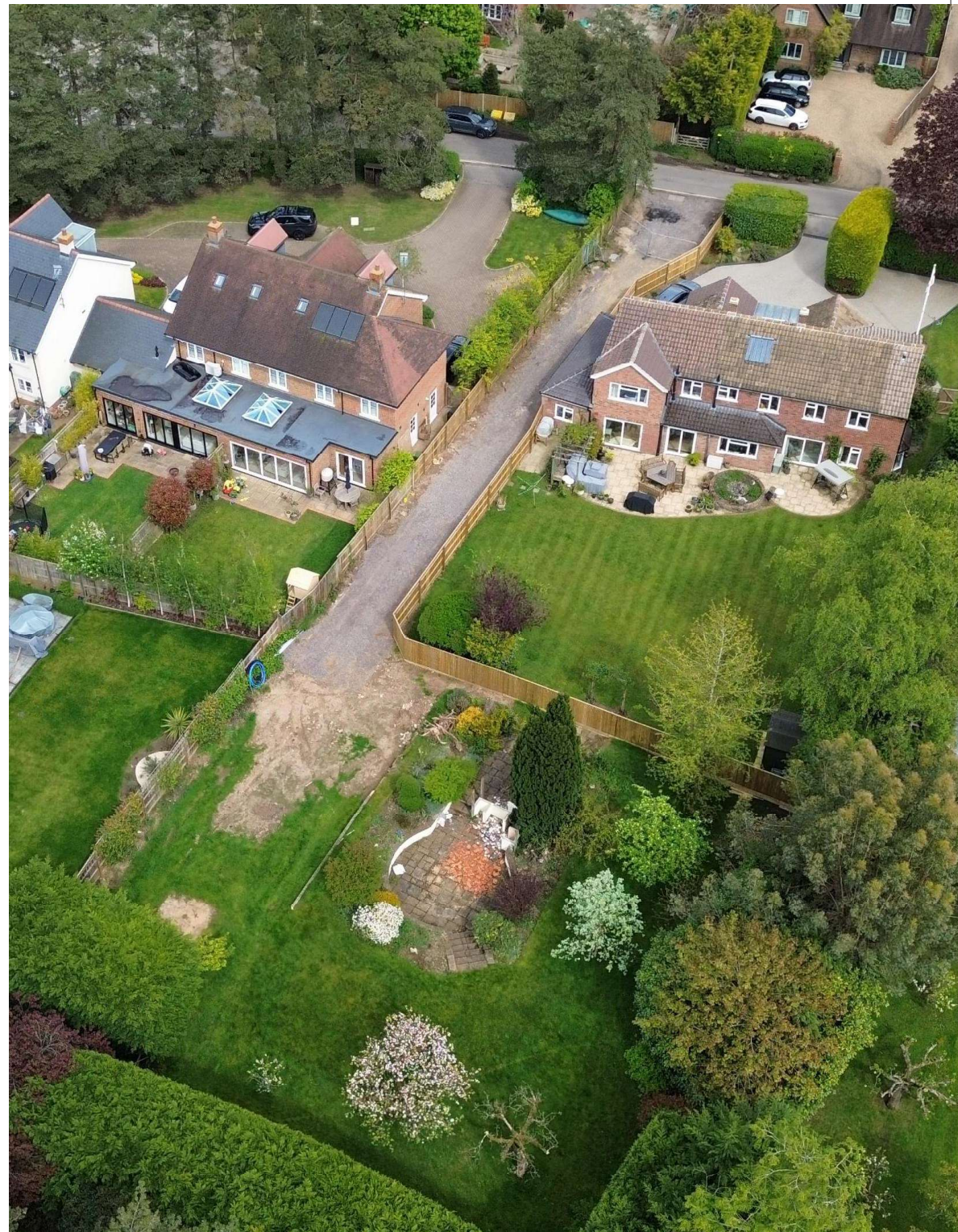
Planning permission has been granted for a detached house measuring in excess of 4000 square feet, on a plot of approximately 0.3 acres, with a separate garage and ancillary accommodation above. The plot is approached via a long private drive and enjoys a sunny south west facing aspect.



Offers in excess of: £1,000,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

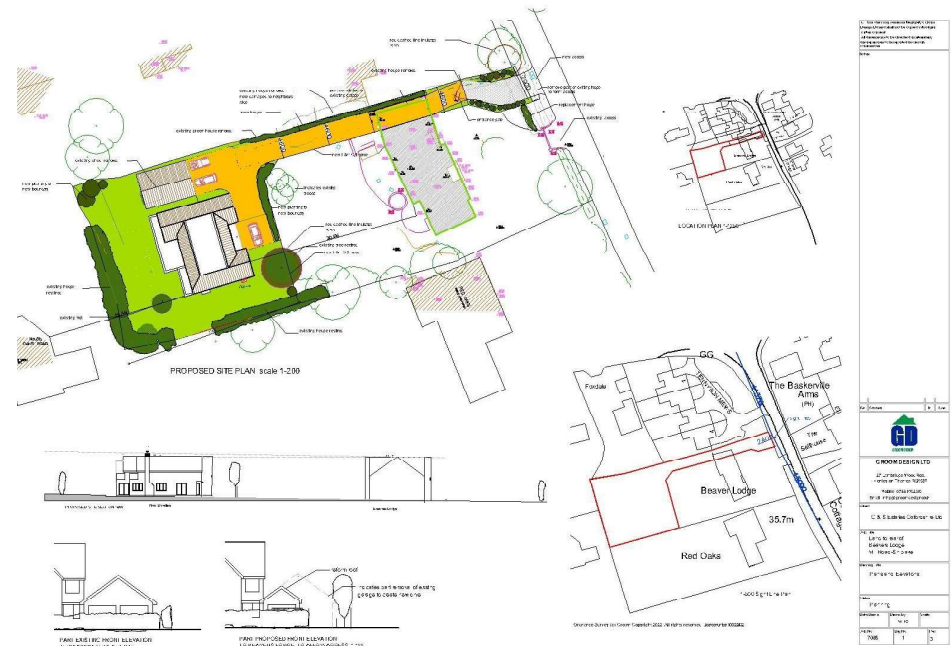


Situation

The site is situated off Mill Road, a sought-after location within the village of Shiplake, approximately 2 miles from Henley-on-Thames. The village has a thriving community, with a village shop, butcher and local pub. Shiplake railway station gives mainline access (via Twyford) to Reading with a fast service to London, Paddington (from 25 minutes). Henley-on-Thames, Marlow and Reading are all within easy reach and offer comprehensive shopping, leisure, and recreational facilities. Henley is famous for the Henley Royal Regatta, the Henley Festival of Music & Arts and the Henley Literary Festival. The property gives immediate access to numerous walks beside the river and in the nearby Chiltern Hills. The area is well served by schools, including Reading Blue Coat, Shiplake College, The Abbey School for Girls, and Queen Anne's in Caversham. It is also in the catchment area of Shiplake Primary School.

Directions

From the Knight Frank Henley office, follow the river along into Station Road. Turn left on to the Reading Road signposted to Reading at the T junction. Proceed out of Henley and, after about 2 miles, turn left at the War Memorial into Station Road, Shiplake. Proceed towards the bottom of the road, and upon reaching the crossroad at The Baskerville pub, turn right into Mill Road and continue for a short distance where the plot will be found on the right hand.





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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024, Photographs and videos dated April 2024.

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