

established 200 years

Taylor & Fletcher



The Wood Store, Scrubbs Lane, Shilton, Oxfordshire, OX18 4AP

Offers in the region of £700,000



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Shilton, Oxfordshire, OX18 4AP

A rare opportunity to purchase 4.7 acres of prime commercial development land with planning permission granted, situated within the Oxford-Cambridge Growth Corridor and 3 miles of the fastest growing town in West Oxfordshire.

BEST & FINAL OFFERS

Best and final offers are invited by Midday on Friday 24th April 2026. All offers must be made in writing.

LOCATION

The land is situated approximately 1 mile from the desirable village of Shilton, which lies between the towns of Burford (3 miles) and Carterton (3 miles) in West Oxfordshire. Often regarded as the gateway to the Cotswolds, Burford is picturesque market town with a good range of independent shops serving both residents and tourists alike, with the larger town of Carterton, the fastest growing town in West Oxfordshire, providing a number of local services and facilities. The land is well positioned to the A40, providing direct access to both Oxford (20 miles) and Cheltenham (25 miles) and leading to both London (approx. 75 miles) and Bristol (approx. 60 miles). Most notably, the site sits within the increasingly desirable Oxford-Cambridge Growth Corridor. The nearest rail stations are Charlbury and Kingham both within 12 miles.

DESCRIPTION

The land comprises of two individual lots, which are predominantly level and suitable for development, both are currently owner occupied. Lot 1 totals 1.455 acres, including ownership of the access track to both Lots 1 and 2. Currently laid to a hardcore and utilised as car parking and storage, the land also houses a portacabin used as an on site office for the business which occupy the land at Lot 2. Lot 2 itself extends to 3.24 acres and is currently used as a wood yard, comprising of a number of open storage units.

PLANNING

Lot 1 has recently been granted planning permission on two occasions, firstly in April 2025 (reference: 25/00273/FUL) for the erection of two storage buildings and a portacabin, and secondly for the erection of an office building in November 2025 (reference: 25/01574/FUL). We understand the site sits outside of the Cotswolds AONB.

The site's recent planning history together with its position within the Oxford-Cambridge Growth Corridor and its close proximity to existing infrastructure, such as the recently completed Kencot Solar Farm, provides a rare opportunity to those seeking development land with a view to establishing a premises for a data centre, subject to the necessary consents.

TENURE & POSSESSION

Freehold. We understand Lots 1 and 2 will be sold with vacant possession on completion.

SERVICES

We understand services including water, sewage and electricity are connected to the existing portacabin.

LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxon OX28 1NB. Tel: (01993) 861000.

WHAT3WORDS

[///sourcing.regulator.streamers](https://www.what3words.com/sourcing.regulator.streamers).

DIRECTIONS

From Burford, continue on the A361 towards Lechlade, at the junction to the Cotswold Wildlife

Park, turn left onto Hen 'n' Chic Lane, proceed until the right hand turning for Scrubbs Lane, pass the Cotswold Natural Stone yard and the land is situated up the next turn on the right hand side.

VIEWINGS

Strictly by prior approval from the agent, Tayler and Fletcher - Stow office.

Please contact Oliver Evans - oliver.evans@taylerandfletcher.co.uk

IMPORTANT NOTICE

If you take it upon yourself to view the land unaccompanied (with or without consent) then you do so at your own risk. The vendors and their agents [who are willing to accompany you at any reasonable time by prior arrangement] accept no responsibility for any accidents which may occur during a viewing.

Potential purchasers are advised to wear sturdy footwear and take utmost care and caution at all times.

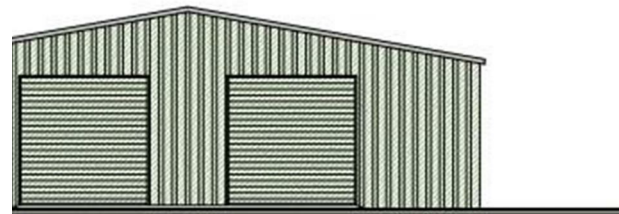
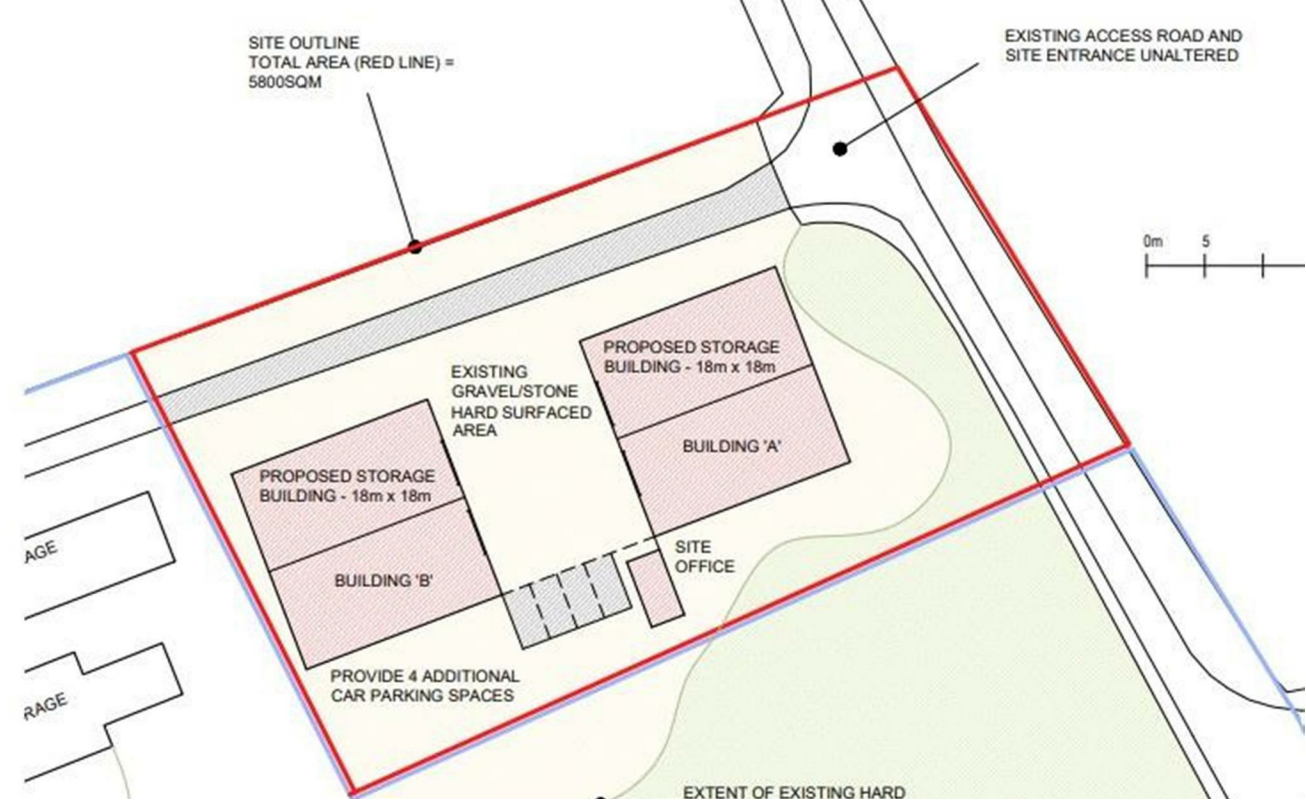
METHOD OF SALE

The land is offered for sale by private treaty.

PROPOSED TERMS FOR OVERAGE

SUBJECT TO CONTRACT

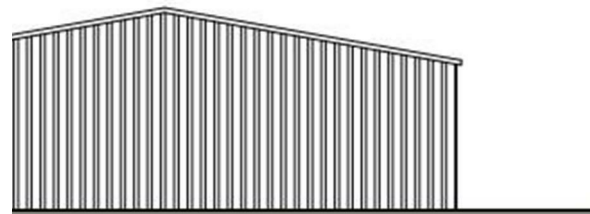
The Vendor reserves the right to receive 25% of any uplift in value in the event that planning permission is granted, and the land sold, for any use related to use as a data centre or associated use(s), running for a period of 25 years from the date of completion.



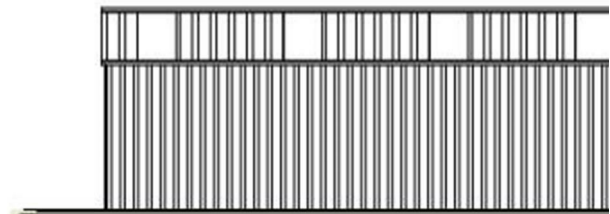
ORTH WEST ELEVATION 1 : 100



NORTH WEST ELEVATION 1 : 100



ORTH EAST ELEVATION 1 : 100

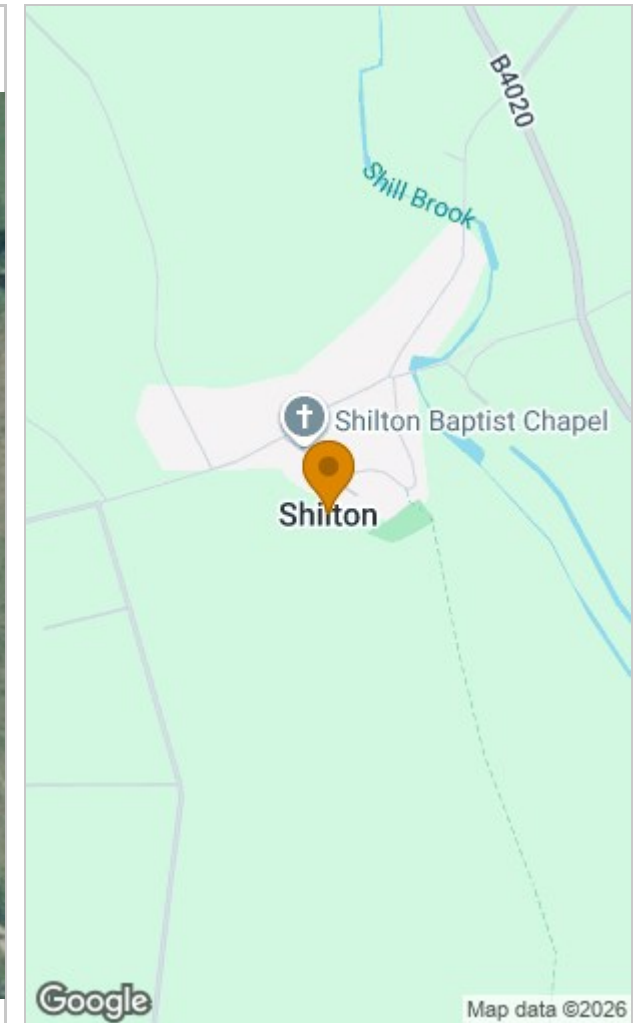


SOUTH WEST ELEVATION 1 : 100

Site Outline



Area Map



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.