



**A “Subject To Planning” residential development opportunity central to a well connected village in the Otmoor Valley north of Oxford.**

**MERTON**

Oxford c.7.2 miles, Bicester c.3.9 miles, Bicester Village Station c.3.3 miles

A 0.342 acre potential residential development site in the heart of the village. Currently the site of the former village public house which has a limited planning history, with an outline consent recently granted for a detached residential unit on the former pub car park area of the site. The village is located in the attractive Otmoor Valley, lying just North of historic Oxford. Rail connections are found close at hand just North in Bicester; and also south in the village of Islip and of course the new Oxford Parkway is located on the southern edge of Kidlington. There is excellent access to major trunk roads the A34 and the M40 Motorway. First class village shop in Islip and the Michelin starred pub/restaurant The Nut Tree Inn is located a short distance away in the village of Murcott.

GUIDE PRICE: £800,000

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Directions: From Oxford travel north on the Banbury Road to Kidlington and at the major roundabout take the last exit which leads along the eastern edge of the village towards the A34. At the next roundabout take the second exit to Islip and on reaching the village turn right at the T junction and then take the second left signposted Merton / Otmoor. Continue in to open country for about 2.5 miles and you will enter the village of Merton. The Plough Inn Development Site is found on your left in the centre of the village just before the turning left in to West End.

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