

LAND AT KIDLINGTON, OXFORD

Bicester Road, Gosford, OX5 2PR



Key Highlights

- Residential Development Opportunity in Kidlington;
- Site extending to up to circa 68.57 acres (27.75 hectares);
- Land allocated for residential development within adopted Local Plan Partial Review;
- Outline planning application (ref: 22/00747/OUT) submitted for up to 370 dwellings in March 2022;
- 50% Affordable Housing;
- Subject to planning offers invited by 12 noon on Friday 27th October.



SAVILLS OXFORD
Wytham Court, 11 West Way
Oxford OX2 0QL

+44 (0) 7977 030 109

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BARWOOD
LAND

Location

Kidlington is a large village located approximately 5.9 km (3.7 miles) to the north of Oxford City Centre. The A34 runs along the south east boundary of the site and acts as a physical boundary to Kidlington. With a current population of circa 14,644 (Census, 2021) inhabitants, Kidlington is one of the largest villages in the UK offering a range of retail opportunities. Further amenities can be found at nearby Bicester, Banbury and Oxford.

Links by Rail

Oxford Parkway station is approximately 500m to the south of the site providing access to London Marleybone within 1 hour 20 minutes.

Links by Road

Oxford - 5.9 km (3.7 miles)
Bicester - 12.6 km (7.8 miles)
Banbury - 28.2 km (17.5 miles)
Chipping Norton - 23.5 km (14.6 miles)
London - 86.8 km (53.9 miles)
A34 - 1.9 km (1.2 miles)
A40 - 2.5 km (1.6 miles)
M40 (Junction 9) - 8.2 km (5.1 miles)

Site Description

The site comprises circa 68.57 acres (27.75 hectares) of agricultural greenfield land split into three fields bounded by established hedgerows. There is a public footpath which runs along the south eastern boundary of the site through a series of pedestrian kissing gates providing access to the wider countryside to the north east and the Oxford Green Belt Way, providing access around Kidlington and Oxford. A road bridge across the A34 provides a link to both Oxford Parkway and Water Eaton Park and Ride.

The site is bounded to the north by the remaining allocated development land within the PR7a site; to the north-east by residential gardens situated off Water Eaton Lane, to the south-east by the A34; to the south-west by Oxford Road and Bicester Road, and; to the north-west by Kidlington Cemetery. The boundary between the site and the A34 is naturally screened by a mature belt of trees.



Title

The freehold land is registered under the title number ON285386. Copies of the relevant Title Register and accompanying plans are provided in the online data room. For further details please contact Savills for access to the online data room.

Services

Information on service provision is available in the data room, however, purchasers are advised to make their own enquiries with the supply companies in respect of their specific requirements in terms of the ability to connect and confirmation of sufficient capacities.

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Planning

An outline planning application (ref: 22/00747/OUT) was submitted by Barwood Land and validated in March 2022, as follows:

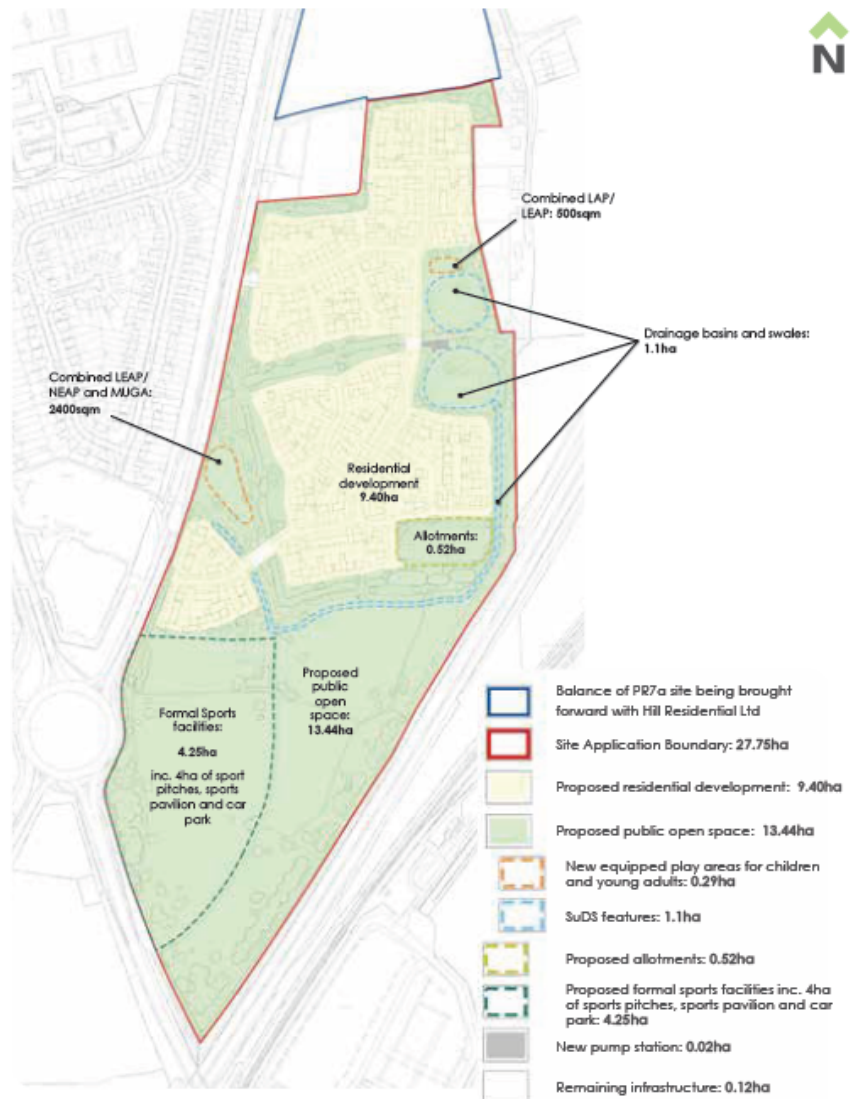
“Outline planning application for the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout, and scale) except for vehicular and emergency accesses to Bicester Road.”

At the time of writing the application is due to be considered by Cherwell District Council's planning committee on the 5th of October 2023 and therefore bids are invited on a subject-to-planning basis with a price adjustment for any variation on the s106 costs provided and the final s106. We anticipate that at the date of exchange the site will either have a planning consent but will still be within the Legal Challenge period, or it will have a Resolution to Grant with a well-progressed s106 agreement. A schedule of anticipated s106 costs and timings will be provided for prospective purchasers to base their bids absent of a completed s106.

Local Authority

Cherwell District Council
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA

Telephone: 01295 227001



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Method of Sale

The property is to be sold by way of informal tender. Offers are invited on a subject-to-planning basis. The deadline for offers is by noon on Friday 27th October.

Please note that the Vendor will not be obligated to accept the highest or any offer. All offers will be required to include the additional information as outlined in the cover letter.

Following receipt of initial offers, it is likely that we will meet with a smaller selection of developers prior to selecting a preferred party agreeing on Heads of Terms. These meetings will be held on a date to be confirmed in due course.



Viewing days

Viewings of the site are by appointment only. Interested parties are requested to contact the selling agent to arrange an appointment on one of the below-provided dates:

- Thursday 12th October 2023
- Monday 16th October 2023
- Wednesday 18th October 2023

Please note that neither the Vendors nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents or consultants whilst on site.

Data Room

An online Data Room, containing all relevant planning, technical and legal information will be made available on request. Please contact Savills for access.

VAT

The Vendor has elected to charge VAT on the purchase.

Contact

Tim Watson MRICS

Director, Development
+44 (0) 7870 999 486
twatson@savills.com

Jemima Upton MRICS

Surveyor, Development
+44 (0) 7977 030 109
jemima.upton@savills.com

Erinn Bradley

Graduate, Development
+44 (0) 7815 465 420
erinn.bradley@savills.com

Charles Campion

Director, Rural
+44 (0) 7870 999 102
CCampion@savills.com

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