

THE PROPERTY

CARTERTON

POTENTIAL RESIDENTIAL DEVELOPMENT LAND

FOR SALE

(Subject to Planning)

LAND AT 65 SHILTON ROAD, CARTERTON

OXFORDSHIRE OX18 1EN

1.21 acres

AJW

LAND & DEVELOPMENT

Land at 65 Shilton Road, Carterton

An invitation to House Builders to submit an offer, subject to planning, on the following terms:

- a) A Fixed Price Option Agreement whereby the price is agreed and encompassed in a Contract which Completes when planning consent is received and subject to the Option being exercised by the purchaser.
- b) A reasonable negotiated period will be offered to the purchaser to submit a planning application.
- c) When a planning consent is obtained the Option Holder has 10 days from the end of the Judicial Review Period to serve a notice to acquire the Property.
- d) Completion will be triggered by a 28-day Notice to exercise the Option and complete the purchase.
- e) There are no deductions from the agreed sale price.
- f) The Option Holder will pay the Seller's reasonable legal costs in drafting the Fixed Price Option Agreement.

SITUATION

Carterton is the second largest town in West Oxfordshire and is 2 miles south of the A40 road and 4 miles southwest of Witney. The town provides numerous facilities including schools, shops and public houses.

THE PROPERTY

The property is an "in fill" site in all to about 1.21 acres. It comprises a detached house (probably for demolition) principally constructed of Cotswold Stone with land sloping to the Shill Brook. Access can be taken from the B4020 Shilton Road.

SERVICES

The purchaser is responsible for ensuring that the services of mains water, electricity, gas and drainage are readily available. The existing property is connected to mains water, electric, drainage and gas.

TENURE AND POSSESSION

The property is freehold with vacant possession on Completion. A Deed exists in Favour of Wilsons (Wantage) Limited permitting a surface water drain to Shill Brook. A copy of the Deed and Plan is available from the Selling Agent.

TENDER BIDS

Prospective buyers are invited to submit offers and terms to AJW Land & Development Ltd by **12 Noon on Wednesday 9th June, 2021**. Emailed offers should be sent to anthony@ajwlanddevelopment.co.uk

LOCAL AUTHORITY

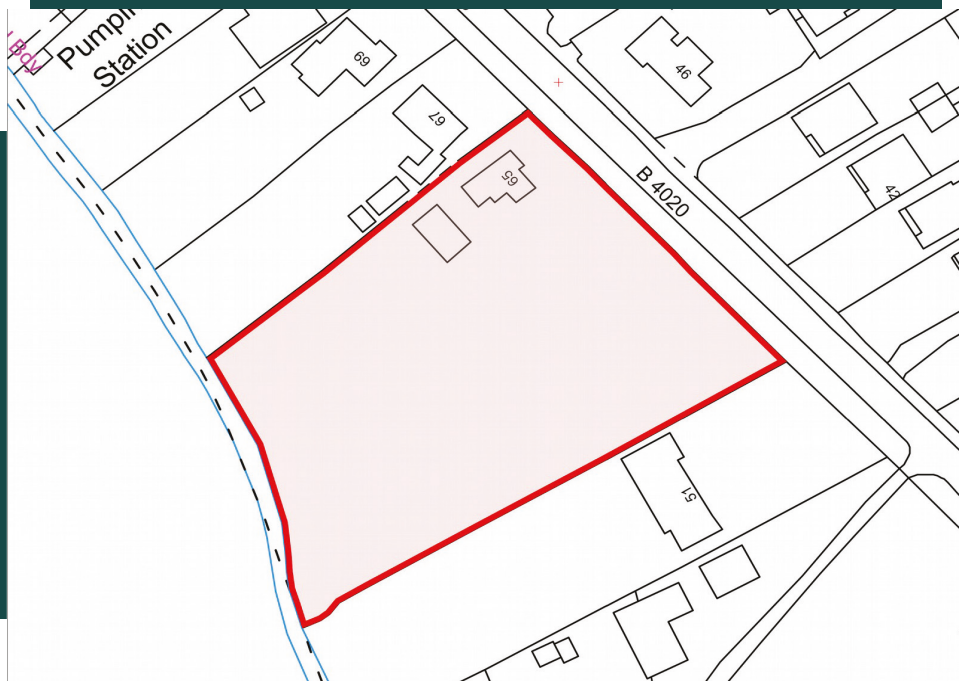
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire OX28 1PB

SELLER'S SOLICITORS

John Welch & Stammers Solicitors, 24 Church Green, Witney, Oxfordshire OX28 4AT Tel: 01993 703941.
For the attention of Mr. Jeremy Briars

VIEWING

By appointment through the Selling Agents (01666 318 992).



LAND & DEVELOPMENT

Old Barn, Rodbourne Rail Farm, Rodbourne,
Malmesbury, Wiltshire SN16 0ES
anthony@ajwlanddevelopment.co.uk
www.ajwlanddevelopment.co.uk
01666 318 992 07552 044 742