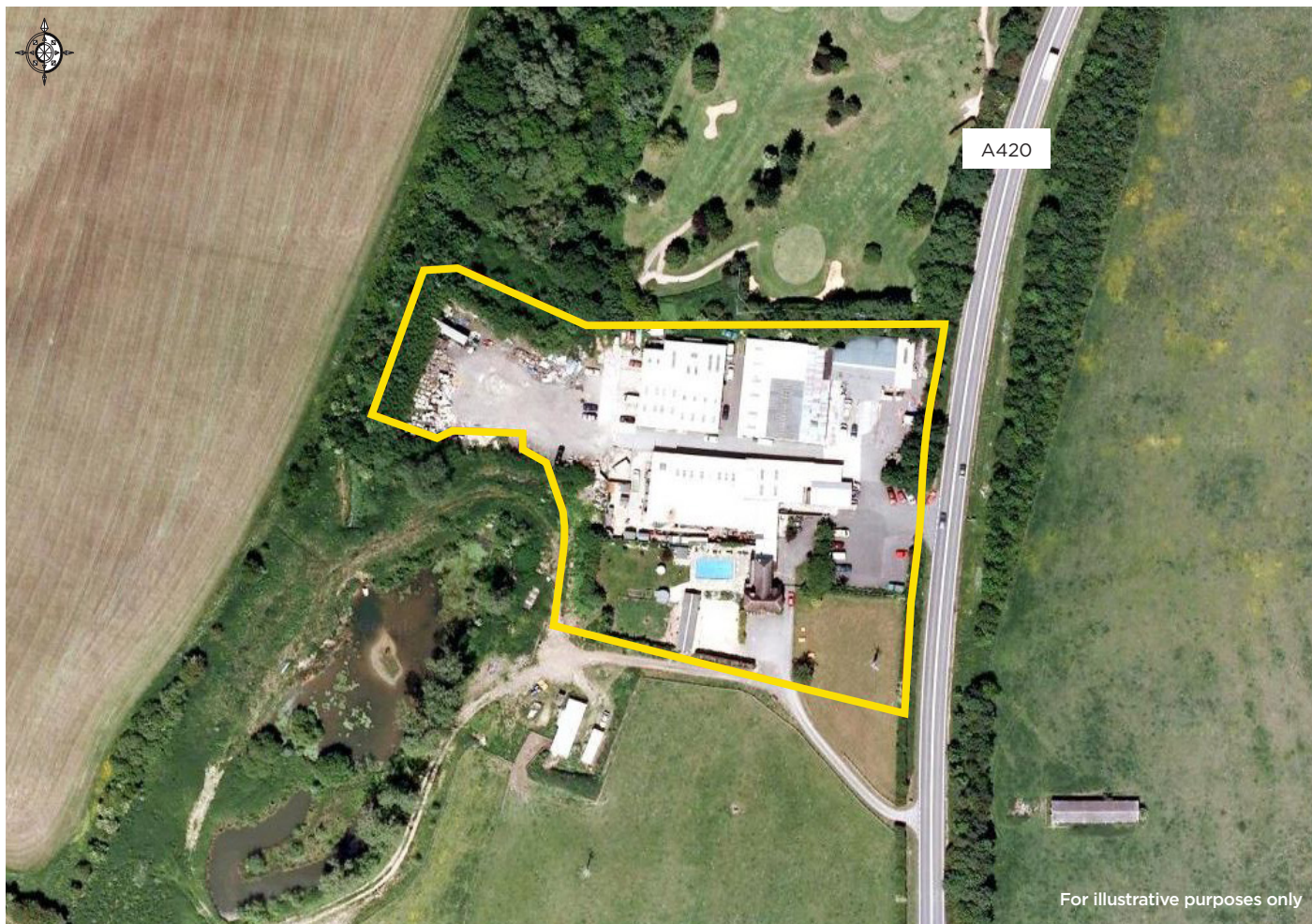


LAND AT CHOWLE FARM INDUSTRIAL ESTATE

Great Coxwell, Faringdon, Oxfordshire SN7 7SR



Key Highlights

- Residential development opportunity to the west of the A420, Faringdon, Vale of White Horse;
- Resolution to grant planning for 18 market dwellings, subject to signing Section 106 Agreement, PLUS the opportunity to redevelop the existing farmhouse, subject to obtaining planning permission;
- Brownfield site extending to circa 3 acres (1.2 ha);
- Unconditional or Subject to Planning offers invited on or before 12:00 noon, 10 August 2020.

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Planning

The site received a resolution to grant Outline Planning permission in June 2017 for demolition of existing buildings used for class B1 and B8 purposes and erection of 18 new dwellings (planning reference P16/V0727/O). This was subject to securing financial contributions with a S106 Agreement and a number of planning conditions.

Planning application documents relating to the application, as well as the Committee Report from June 2017 which sets out the recommended conditions, are available within the Information Pack.

A Section 106 Agreement has been drafted (issued June 2017) and is provided within the Information Pack. This sets out the contributions and obligations proposed to be associated with the planning permission.

The farmhouse, located on the southern part of the scheme, is currently uninhabitable having suffered fire damage in February 2019. The building provides a redevelopment opportunity subject to planning permission being obtained.

Legal

The site is held freehold at the Land Registry under the Title Numbers ON159564, ON50897, ON226492, ON162730 and ON263225. Copies of the relevant documents are provided in the Information Pack.

Access

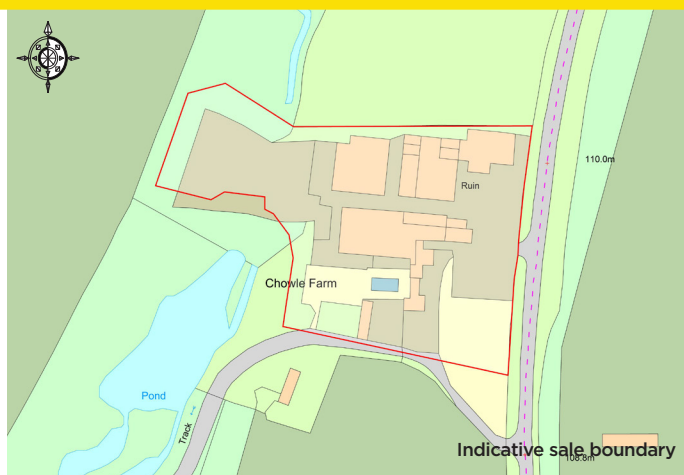
The site can be accessed directly off the A420 where the existing access leads onto the business park. It should be noted that one of the recommended conditions of the current planning application is to stop up the existing access to Chowle Farmhouse (i.e. the southern access to the site) and this will be the responsibility of the purchaser.

Services

A drawing is available within the information pack indicating where connection points to utilities and services are available on the site; however, interested parties are advised to make their own enquiries to supply companies in respect of exact connection points, specific requirements in terms of the ability to connect and confirmation of sufficient capacities.

Method of Sale

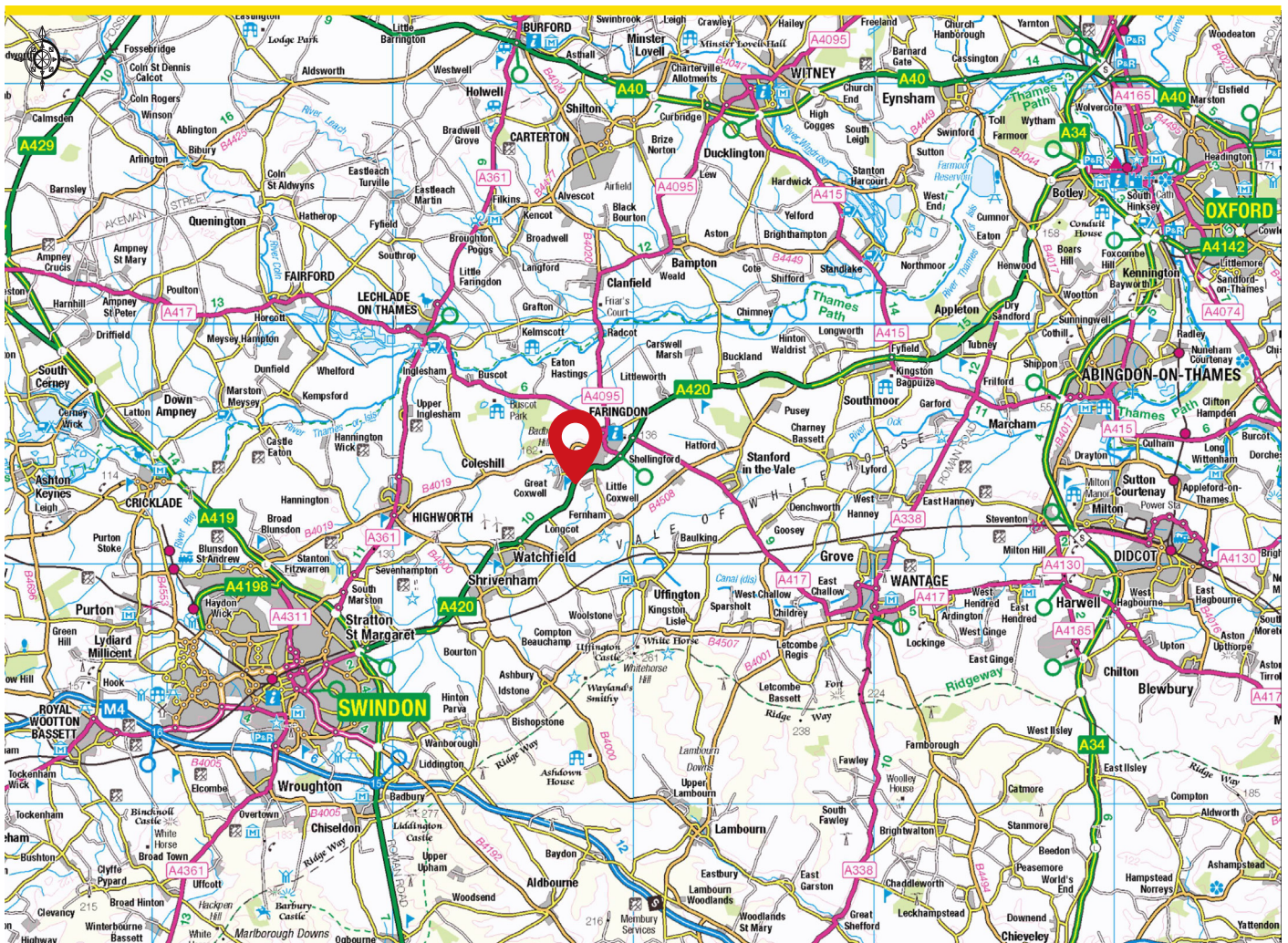
Offers are invited from interested parties on or before noon on 10 August 2020. Offers should be made on an unconditional basis but will also be considered on a subject to planning basis. Please note that the Vendor will not be obligated to accept the highest or any other offer.



In order that we are able to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- If offering on a subject to planning basis please provide details of your proposal for the site, including proposed site layout plan and accompanying schedule of accommodation;
- Confirmation of any conditions attached to the offer and the anticipated timescales for satisfying the conditions;
- Details of any further information required or investigations to be carried out prior to exchange, including anticipated timescales for carrying out proposed works;
- Specify any assumptions made in relation to anticipated abnormal development costs;
- Specify any proposed uplift or overage provision contained within your offer;
- Confirmation of your anticipated timescales for exchange and completion of contracts;
- Provide details of how you propose to fund the purchase as well as confirmation that your bid has received board approval or equivalent, and if not, the process and anticipated timescales required to obtain such approval;
- Specify your proposed exchange deposit and confirm whether this will be non-refundable;
- Provide any other information that you feel should be taken into consideration in the assessment of your bid; for example any recent experience of delivering schemes of this nature in the vicinity or dealing within Vale of White Horse District Council.

Following the receipt of initial offers it is likely that we will meet with a small selection of developers prior to selecting a preferred party and agreeing Heads of Terms. These meetings will be held week commencing 17 August 2020 and we request that you bear this in mind to attend a meeting with our clients and ourselves in the event that you are selected.



VAT

Please note that the Vendors will not be opting to charge VAT on the landholding.

Viewings

Please contact Savills for viewing details. 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 while on site.

Local Authority

Vale of White Horse District Council
135 Eastern Avenue
Milton Park
Milton OX14 4SB
Tel: 01235 422422
[www. http://www.whitehorsedc.gov.uk/](http://www.whitehorsedc.gov.uk/)

Further Information

A full technical pack is available upon request. The pack contains all available relevant background information relating to planning, legal and technical matters. In order to access the information pack, interested parties will need to contact the selling agent for access details.

Contact

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