



The Site Boundary is Indicative only

# LAND AT CHILTERN'S END CLOSE

## HENLEY-ON-THAMES, RG9 1QR

For Sale - Land With Allocation for around 27 Dwellings, Development Opportunity





## EXECUTIVE SUMMARY

Savills (UK) Ltd has been instructed to seek unconditional or subject to planning offers for an allocated development opportunity in Henley-on-Thames.

In Summary:

- Site extends to approximately 2.37 acres (0.96 hectares);
- Brownfield site comprising a previously occupied care home;
- Allocated for around 27 dwellings in the Henley and Harpsden Neighbourhood Plan;
- Located approximately 15 minute walk from Henley Town Centre;
- Unconditional or Subject to Planning offers are invited by noon on Thursday 14th December 2023.



## LOCATION

The site is located within the market town of Henley-on-Thames, within the borough of South Oxfordshire. Henley-on-Thames is situated approximately 9 miles northeast of Reading, 7 miles west of Maidenhead, 23 miles southeast of Oxford and 37 miles west of London. The town is located close to the tripoint of Oxfordshire, Berkshire and Buckinghamshire, meaning it is well located for access to major road links, such as the A404 (M), M40 and M4.

Henley-on-Thames benefits from a railway station, which provides frequent services to Reading, Twyford and London Paddington. The Elizabeth Line also runs through Twyford railway station, providing access through to Central London. The town is also well located for access to Heathrow and Gatwick.

## SITE DESCRIPTION

The site is located off Chilterns End Close, which is situated to the north of Greys Road. The site is located on the western side of the market town and within a 15 minute walk of the town centre. The town benefits from many amenities including convenience stores, medical practices, restaurants, parks, recreation grounds, public houses and schools.

The site extends to approximately 2.37 acres (0.96 hectares) and is bounded by residential properties and the playing fields of Valley Road Primary School. The buildings on site were previously used as a care home but now benefits from VP. The current buildings total 18,384 sq ft (1,708 sqm).

## PLANNING

The site lies within the District of South Oxfordshire and is allocated within the Henley and Harpsden Neighbourhood Plan under Policy DS5: Chilterns End (Site F). The policy states that the site 'is allocated for around 27 residential units.'

## LEGAL

The site is owned freehold under the registered Title Number ON262525.

## SERVICES

Purchasers are advised to make their own enquiries with the supply companies in respect of their specific requirements.

## EPC

Please find the EPC certificate for the property within the information pack.

## VAT

We are advised that the property is not VAT registered.

## INFORMATION PACK

An electronic information pack is available upon request, which includes all planning documentation and title information.



## METHOD OF SALE

Unconditional or Subject to Planning offers are invited by 12 noon on **Thursday 14th December 2023** for the freehold of the land. Please note that the Vendor will not be obliged to accept the highest or any other offer.

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

- Details of contract structure offered;
- Details of your proposal for the site, including a 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;
- 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 had 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 that 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 on this nature in the vicinity of the site within South Oxfordshire.

Upon offers being received, we envisage undertaking developer interviews prior to selecting a preferred party. Developer interviews will take place in January 2024.







## VIEWINGS

Viewings will be allocated on a first come first served basis and are strictly by appointment only and accompanied.

Please contact Megan Holman ([megan.holman@savills.com](mailto:megan.holman@savills.com) or 07815 010975) to arrange an appointment.

## LOCAL AUTHORITY

South Oxfordshire District Council  
Abbey House  
Abbey Cl  
Abingdon  
OX14 3JE

## CONTACTS

For further information please contact:

### Megan Holman

[megan.holman@savills.com](mailto:megan.holman@savills.com)  
07815 010 975

### Ed Keeling

[ekeeling@savills.com](mailto:ekeeling@savills.com)  
07807 999 070



### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.