

SERVICED RESIDENTIAL DEVELOPMENT LAND

AN OPPORTUNITY TO ACQUIRE A **SERVICED PARCEL OF LAND FOR A CARE HOME** AT THE HEART OF THE EXCITING KINGSGROVE DEVELOPMENT, ON THE EDGE OF THE MARKET TOWN OF WANTAGE, OXFORDSHIRE WITH **OUTLINE PLANNING PERMISSION FOR A C2 CARE HOME**.



SERVICED CARE HOME DEVELOPMENT OPPORTUNITY
FULLERS MEDOW, WANTAGE, OXFORDSHIRE



Carter Jonas

LAND AT FULLERS MEADOW, KINGSGROVE

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KINGSGROVE

Kingsgrove will become a 227 acre new settlement in the heart of Oxfordshire, providing up to 1,500 new homes, a new 2 form entry primary school and neighbourhood centre (including pub/restaurant, retail, care, day nursery, offices and community facilities) on the north eastern edge of the town.

The Landowners and St Modwen Developments have a long-term strategy for the delivery of serviced parcels of residential and commercial development opportunities. Fullers Meadow is a serviced parcel sitting within the heart of Kingsgrove.

LOCATION

Wantage is a historic market town and the birthplace of King Alfred, marked by his statue located within the town's large marketplace. Its importance as a market centre over the years has shaped the town with a number of roads converging around its centre, and it has now grown to accommodate a population of around 11,000 people.

The town provides a range of facilities, which also serve a number of surrounding villages. It currently has four primary schools, the Fitzwarren special school, King Alfred's Community and Sports College, several supermarkets, health and leisure provision, civic buildings and a number of national and independent retailers and restaurants.

Proposed growth within Wantage is inextricably linked with the development of Science Vale UK. The most recent Employment Land Review estimates between 2012 and 2029 an increase of around 14,300 jobs in the Vale, associated in part with an anticipated 16,000 new jobs identified within the Science Vale UK.

Communications are excellent with the A34(T) linking the M4 and M40 motorways 6 miles away, and Didcot Parkway railway station with regular main line services to London Paddington and Bristol 8 miles away.

PROPERTY

The parcel extends to approximately 1.12 acres (0.45 hectares) of open agricultural land previously in arable use. It is anticipated that the parcel will have **capacity for approximately 60-70 beds**.

Fullers Meadow sits at the heart of the Kingsgrove scheme and the care home parcel will be flanked by the central access road to the immediate north. The care home will be an integral part of the Neighbourhood Centre to Kingsgrove, as such land uses immediately neighbouring the parcel will include:

- The new primary school, day nursery, food and non-food retail and pub/restaurant to the immediate north of the Central Access Road
- The new community building and public square to the immediate east as well as the local park and area of play to the east of the Centre West Access Road
- Separate parcels of residential development to the south and west.

Primary access to the parcel will be taken from the A417 Reading Road to the south with full vehicular access provided by way of a new access road delivered by the master developer (St Modwen).

PLANNING

Vale of White Horse District Council granted outline planning permission (reference: P13/V1764/O) for the Kingsgrove Development on 13th July 2015 for:

"Residential development of up to 1,500 dwellings including new employment space (use class B1), a neighbourhood centre / community hub (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2), new primary school, central park, ancillary areas (including allotments and sports pitches) with access off the A338 Grove Road and three accesses off the A47 Reading Road. Provision of a strategic road link between the A417 and the A338 Road to be known as the Wantage Eastern Link Road."

Following detailed work in the preparation of the Site Wide Strategy and the Design Guide to discharge conditions 6, 7, 8, 16 and 17, a number of changes were made to the parameter

plans. As a result, a variation of condition application was made to replace the parameter plans listed at Condition 1. There were also changes to other conditions including Condition 33 (Archaeology) limiting works to two distinct areas of the wider site.

A new Decision Notice was issued, dated 27th November 2017, along with a Deed of Variation to the S106 Agreement. The amendments to the S106 Agreement relate to the timing of some of the secondary school and temporary education payments (Planning Application Reference: P17/V6052/FUL).

The outline permission was further amended to replace the approved parameter plans with new ones that enabled Phase 1B to build slightly higher buildings. The new outline consent was granted by notice, dated 28th August 2018, and the reference number is P19/V1269/FUL. The conditions were reworded to reflect the conditions that have been previously discharged.

The outline planning permission contains a number of conditions and is subject to a Section 106 Agreement and a Section 278 Agreement.

A Section 106 and Planning Conditions tracker, setting out obligations between the purchaser and master developer, are provided in the online Data Room.

DISCHARGE OF CONDITIONS

Various conditions associated with the planning permissions have now been discharged and a full history of planning activity is available in the online Data Room.

RESERVED MATTERS APPLICATIONS

Advanced Infrastructure Works 1b and 2 (Planning Application Reference: P17/V2674/RM and P17/V3248/RM)

Reserved matters approvals were granted on 2nd May 2018 in respect of landscaping, SUDS ponds, access road and ground levelling for the majority of the land east of the BOAT.

Advanced Infrastructure Works 4 (Planning Application Reference: P18/V2787/RM)

Reserved matters approval was granted by letter dated 28th February 2019 in respect of AIW4 for the vast majority of the remaining roads east of the BOAT, the car park for the pavilion which will be used as drop off by the Primary School, the public square in front of the community centre and the open space associated with the woodland to the south east of the neighbourhood centre.

A complete and up to date suite of planning documents and applications is available on the online Data Room.

THE PROPOSED DEVELOPMENT

The property is ready to commence development and the following works have been or will be delivered by the master development (St. Modwen) to provide a serviced land parcel:

- New utility connections including gas, electricity, water and telephony communications
- Site clearance, earthworks and spoil movement
- Hard and soft landscaping up to the red line boundary of the Property
- WELR Phase 1
- Access Road provision
- Foul water connection to Grove Road and pumping station adjacent to Eastern junction

The purchaser will be responsible for all remaining works required (as set out in the technical buyer/seller works pack), together with various planning conditions as set out on the online Data Room.

FURTHER INFORMATION

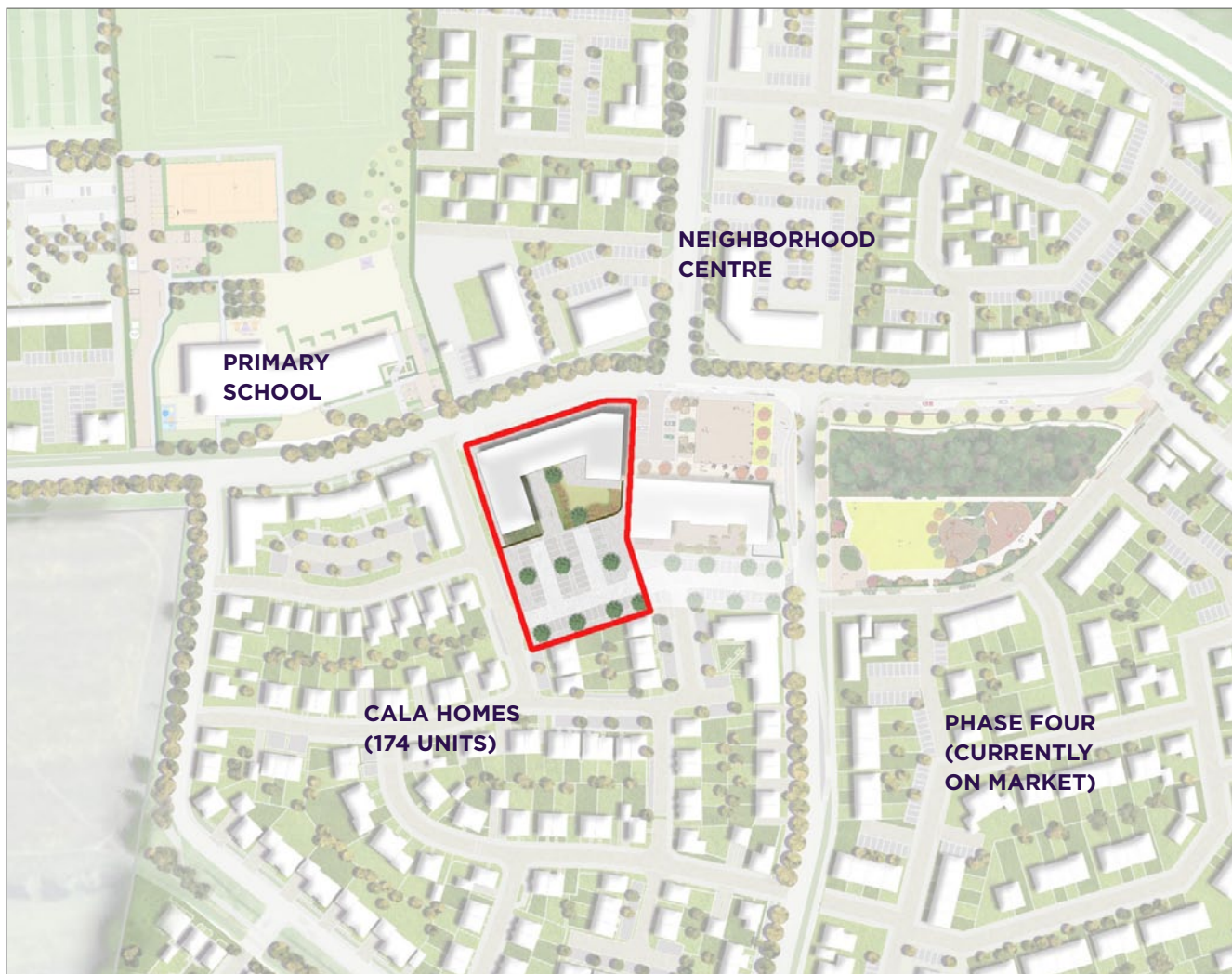
A Data Room has been prepared to accompany these particulars and includes all relevant planning, technical and legal information, as well as bidding guidance.

Prospective purchasers should note that the Vendors will expect them to have obtained and carefully considered the contents of the Data Room prior to submitting their offer.

www.kingsgrove-wantage.info

VAT

VAT will be chargeable on the sale price.



METHOD OF SALE

The opportunity is offered for sale freehold with vacant possession by informal tender with unconditional offers sought.

The Vendors may consider the provision of overage as a part of offers received.

Offers should be received by email in accordance with the Bidding Guidance contained on the Data Room and received by **12 noon on Thursday 16th April 2020**, marked "Kingsgrove – Fullers Meadow Care Home Tender".

VIEWING

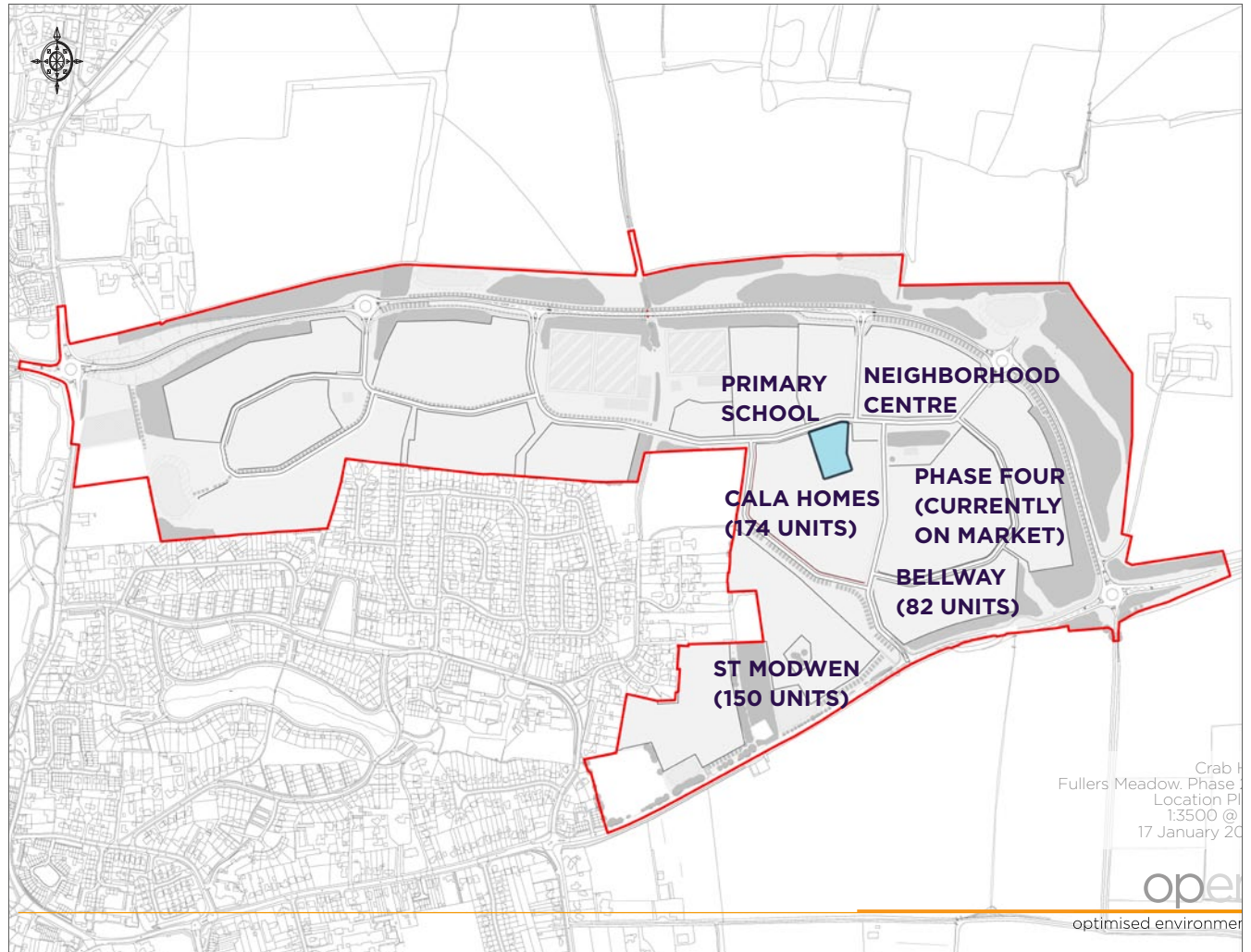
The property may be viewed from the highway. Parties wishing to walk the site should arrange an appointment with Carter Jonas.

Particulars prepared February 2020.

LOCATION PLAN



SITE PLAN



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IMPORTANT INFORMATION

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