



Land at Hook Norton Road
Sibford Ferris, Banbury



DEVELOPMENT LAND AT SIBFORD FERRIS



Planning permission for up to 25 dwellings



**Hook Norton Road,
Sibford Ferris, Banbury, OX15 5QP**



A rare opportunity to acquire an exclusive residential development site in a sought-after Oxfordshire Village, suitable for a high-quality, landscape-led new build scheme.

- Freehold sale by informal tender.
- Outline Planning Permission (with all matters reserved) for up to 25 dwellings.
- 16 market sale and 9 affordable dwellings (35% affordable housing).
- Completed Section 106 agreement.
- Attractive landscape led, edge of village scheme in a highly desirable location.
- Greenfield site extending to approximately 9.14 acres (3.7 hectares) gross.
- Readily accessible site with excellent road frontage and links to Banbury, Oxford and the M40.



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Location

The site lies on the southern edge of the village of Sibford Ferris, within attractive Oxfordshire countryside on the edge of the Cotswolds. Sibford Ferris and the neighbouring villages of Sibford Gower and Burdrop (the "Sibfords") are thriving communities with a population of approximately 1,000 residents and offering a range of local amenities including GP Surgery, village shop with Post Office, village hall, public houses and swimming pool. There are numerous village societies and clubs.

Nearby the key settlements of Banbury, Chipping Norton, Stratford and Oxford provide sources of employment, retail and leisure facilities. The renowned Soho Farmhouse at Great Tew and Daylesford Organic Farmshop and Spa are nearby.

Junction 10 and 11 of the M40 motorway are within close proximity providing strong road connections. The nearest train station is at Banbury which provides regular direct services into London Marylebone (fast service from 52 minutes), Oxford and Birmingham.

Description

The site is accessed off the Hook Norton Road, which together with the Woodway Road, provide extensive road frontage. The approved route of access and egress is off the Hook Norton Road. The site sits on top of a broad ridge above the Sib valley and affords attractive views to the west of rolling countryside within the Cotswolds Area of Outstanding Natural Beauty.

As existing the site extends to approximately 9.14 acres (3.70 hectares) gross, of arable land, level in topography. The site is enclosed by mature hedge boundaries, with the exception of the

Excellent road frontage and links to Banbury, Oxford and the M40

southern boundary. The site lies in the Flood Zone 1 and a Flood Risk Assessment, submitted with the appeal, identified that the risk of flooding was low.

Excellent schooling is available within the local area with Sibford Independent School (which is opposite the site), Sibford Gower Primary School (OFSTED "good" 2018), Bloxham School and Tudor Hall, all within short driving distance of the site.

Method of sale

The site is offered for sale by private treaty under an informal tender in accordance with the covering letter. It should be noted that the vendors' clear preference is to receive proposals on an unconditional basis.

Due consideration will be given to purchasers delivering a quality house product and respecting the carefully designed scheme.

Planning

Outline Planning Permission was granted at Appeal under APP/C3105/W/19/3229631 on 23rd December 2019 for up to 25 dwellings, with associated access road, open space and sustainable drainage, subject to conditions and with all matters reserved. The decision notice, detailing all conditions, is available in the sale pack.

The scheme has 'placemaking' at its heart and incorporates generous open space, allotments and public orchard, offering amenity to future occupiers and creating a very well designed extension to the southern edge of this popular village. The proposed development has been designed to incorporate a mix of properties.

The Section 106 Agreement, dated 25th November 2019, is available in the sale pack. The obligations include provision of 35% affordable housing equating to 9 affordable and 16 market dwellings. The tenure split is 70% affordable rent and 30% shared

ownership, or such alternative mix as agreed with the District Council.

It will be the responsibility of the Purchaser to fulfil all obligations under the Section 106 Agreement and the Purchaser is to indemnify the Seller against any future costs or liabilities.

CIL is not applicable.

Local authority

Cherwell District Council
Bodicote House
Banbury
OX15 4AA

Sale pack

A comprehensive pack of planning and technical information is available for download via www.sibfordferris.co.uk

For log in details please contact Beccy Nicholson on beccy.nicholson@fishergerman.co.uk

Services

It is understood that all main services are within the vicinity of the site. Utilities searches have been undertaken with all the local service providers.

The Utilities Statement report is provided within the Sale Pack. Interested parties are advised to make their own enquiries of the relevant statutory authorities to ensure that any services adjoining or serving the site are adequate for the proposed development.

Wayleaves, Easements & Rights of Way

The property is sold with the benefit of all rights, (including rights of way), whether public or private, light support, drainage, water and electricity supplies and other rights, easements, quasi

easements and restrictive covenants, as existing and proposed whether referred to in these particulars or not.

No existing public rights of way cross the site. 2 No. low-voltage electric cables traverse the site.

Sales Boundaries & Tenure

The land is edged red within the sales particulars. The site forms part of a larger title currently held under registered Title Number ON196300.

Copies of the relevant documents are provided in the Sale Pack. The site will be sold Freehold, with vacant possession provided on completion.

Viewings

Strictly by appointment through the sole selling agent. Interested parties are able to view the site from the Hook Norton Road and the Woodway Road.

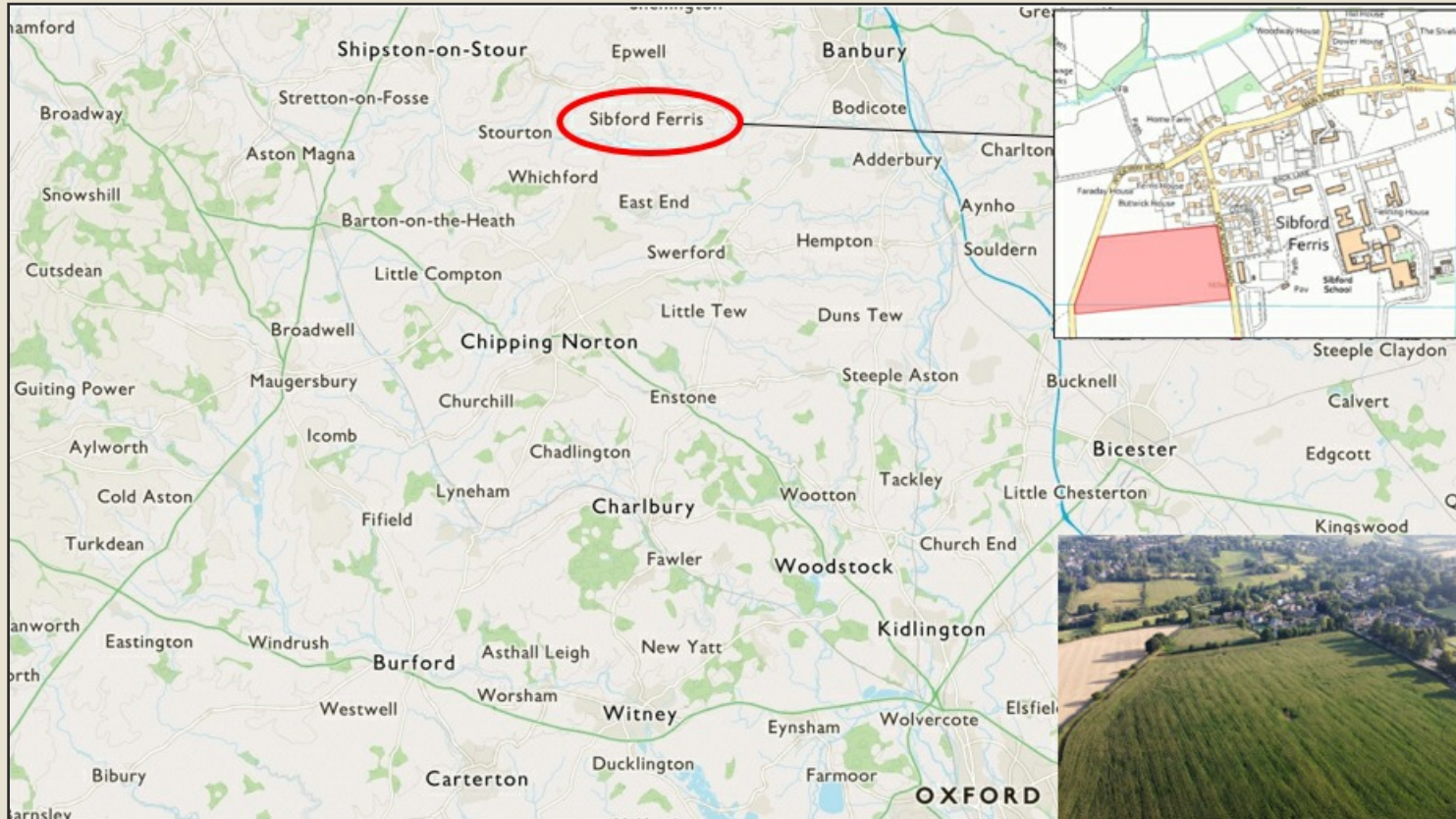
Please note that neither the Vendors nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents or consultants while on site.



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Gross site area 9.14 acres (3.7 hectares)



VAT

The Property has been elected for VAT which will be charged on the sale price.

Letters of Reliance

Where possible, Letters of Reliance will be provided for the external reports and surveys detailed in the sale pack.

For further information

Please contact:

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Land Promoted By Land & Partners Ltd



Approximate Travel Distances



Locations

- Banbury - 8 miles
- M40 Motorway - 8 miles
- Oxford - 18 miles
- Stratford-upon-Avon - 19 miles



Nearest Stations

- Banbury - 8 Miles



Nearest Airports

- Heathrow Airport - 69 miles

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated August 2020 Photographs dated August 2020.

