

LAUNTON VILLAGE
DEVELOPMENT SITE WITH DETAILED PLANNING CONSENT FOR 40 RESIDENTIAL UNITS
TO INCLUDE THREE TRADITIONAL STONE BARN CONVERSIONS



Introduction

Berry Morris & Manor Oak Homes are pleased to bring to the market the Yew Tree Farm, Launton, residential development site. The site has the benefit of a detailed planning consent for 40 units including 3 traditional stone barn conversions. Of the 40 consented units 26 are market and 14 affordable.

Location

The site is situated on the northern side of the village which lies some 1/2 a mile to the east of Bicester, see location plan.

The expanding local centre of Bicester is well placed for transport links with junction 9 on the M40 some 5.5 miles away to the south west.

Bicester is also well served with good rail links to Oxford and London on the Chiltern Line with approximate journey times of 25 minutes to Oxford and 60 minutes to London.

Description

The site currently forms the farm buildings complex and home paddocks at Yew Tree Farm, and part of the consent granted will be the conversion of an attractive range of traditional stone farm buildings into three barn conversions forming an impressive entrance to the main development area.

The developable site area of some 4.35 Acres (1.760 ha) will for the 40 consented units have a very low density of 9.19 units/acre. The total site area is 6.29 Acres (2.545 ha).

Planning

The site has the benefit of detailed planning consent reference application No: 11/01907/F granted on the 11th February 2013.

The consent granted will provide for a total of some 40,567 sq.ft. of Market Housing and 11,722 sq.ft of Affordable Housing.

Overage

The consented scheme provides for a Market Housing square footage (gross internal floor area) of 40,567 sq.ft.

The sale of the site will be subject to the payment of Overage in the event of any relaxation of Affordable Housing requirement or further planning consent obtained such that each additional square foot of Market Housing achieved over and above the 40,567 sq.ft. on the current consent scheme shall be paid at the rate of £65.00 per sq.ft.

Existing Wayleaves, Easements & Rights of Way

The site will be sold subject to and with the benefit of all Wayleaves, Easements and Rights of Way, whether mentioned in these particulars or not.

In particular, the vendors will retain rights of access to their retained property, Yew Tree Farm House and land to the north.

Tenure and Possession

The site is available for sale Freehold with Vacant Possession upon completion.

Viewing

Viewing should be arranged by prior appointment with Berry Morris.

Further Information

Further information such as copies of the Planning Application, Section 106 Agreement, Notice of Decision, house types, layout and all supporting reports will be available from a "Drop Box" on the website of Manor Oak Homes Limited accessible by password which will be given upon request.

Method of Sale

The sale of the property will be by Private Treaty Negotiation following an invitation to discuss issued to a selected shortlist of Developers.

Property Misdescriptions Act

Berry Morris and the vendors give notice that (i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intended purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; and (ii) no person in the employment of the agents, or the vendors has authority to make or give any representation or warranty whatever in relation to this property, (iii) intending purchaser seeking to rely on any survey, report assessment or statement produced for the vendors by any third party must make their own arrangements with the relevant third party.

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Legend

- Existing hedge to remain
- Existing hedge to be removed, trimmed back.
- Boundary wall
- Existing tree to remain
- Existing tree to be removed
- Proposed planting
- Existing level
- Proposed tree
- adoptable road with resin bonded gravel
- Tegula paving
- setts- colour to be agreed

Schedule of accommodation				
Private				
Type	Size	Beds	Area	Number
Type C	2 Storey	3	84m² / 904ft²	3
Type D1	2 Storey	4	122m² / 1313ft²	1
Type D2	2 Storey	4	139m² / 1496ft²	1
Type D3	2 Storey	4	123m² / 1324ft²	2
Type D4	2 Storey	4	123m² / 1324ft²	1
Type E	2 Storey	4	153m² / 1647ft²	2
Type F	2 Storey	4	181m² / 1948ft²	4
Type G	2 Storey	5	210m² / 2260ft²	3
Type G1	2 Storey	5	195m² / 2110ft²	1
Type H	1 Storey	2	69m² / 743ft²	2
Type J	2 Storey	4	140m² / 1507ft²	1
Type J1	2 Storey	4	137m² / 1475ft²	2
Barn A	2 Storey	4	229m² / 2465ft²	1
Barn B	1 Storey	3	125m² / 1345ft²	1
Barn C	1 Storey	3	125m² / 1345ft²	1
Sub Total				28
Affordable				
Type A	2 Storey	2	68m² / 743ft²	3
Type A2	2 Storey	2	75m² / 818ft²	4
Type A3	2 Storey	3	88m² / 947ft²	5
Type B	1 Storey	2	69m² / 743ft²	2
Sub Total				14
Total				40

Revision	Date:
A Spot levels removed	A.J.L. 21/11/11
B Turning Head revised	A.J.L. 21/11/11
C Layout revised following planner comments	A.J.L. 15/12/11
D Red line added, Schedule updated	A.J.L. 16/12/11
E Bat roost added	A.J.L. 12/01/12
F Bat roost amended	AG 13/01/12
G Schedule Amended	AG 10/02/12
H Bat Roost integration into plot 22 garage. Plot 22 change from J to F. Schedule update.	AG 27/02/12
I Plot 22 layout amended, landscaping amendments. On-street parking added in line with OCC highways comments.	AG 29/02/12
J Highway amends in line with comments received 07-03-12	AL 09/03/12
K Site entrance revised	AL 09/03/12



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Project:	A development at Yew Tree Farm Launton	
Client:	Manor Oak Homes	
Sheet title:	Proposed Site Layout	
Ref:	7259/ 045K	
Scale:	1:500 @ A0	
Date:	17-11-11	
Drawn:	A.J.L.	Checked:

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DEVELOPMENT SITE - 2.545 Hectares / 6.29 Acres
STATION ROAD, LAUNTON, BICESTER. OXFORDSHIRE. OX26 5DX

Launton

NOT TO SCALE

km 1 2 3 4 5 6 7 8
miles 1 2 3 4

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