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Land off Colton Road, Damson Tree Fields, Shrivenham, SN6 8AZ – Outline planning for 68 dwellings, P13/V0399/O

Pengwern Estates Ltd and Savills (UK) Ltd have been formally instructed to approach a limited number of parties who may be interested in acquiring the above development opportunity in the village of Shrivenham, Oxfordshire.

The method of sale is to be by way of informal tender, and we are pleased to write to you setting out brief details for your consideration. A full technical pack is available at the following address;

<http://www.manoroakhomes.co.uk/shrivenham-forsale/>

Please note this is password protected, please contact the joint agents for full access.

Unconditional offers are invited for the freehold interest by **12:00 noon on Thursday 12th June 2014**.

Further details regarding timescales and information required in support of your offer are set out in the relevant sections below and on the website. Please note that the Vendors are not bound to accept the highest or any other offer.

Location

Shrivenham is located 38.6 km (24.0 miles) to the south-west of Oxford, 11.6 km (7.0 miles) to the north-east of Swindon and 12.2 km (7.6 miles) to the north of the M4, accessed via the A420 / A419. Each location can be reached in the following approximate car journey times; Oxford 42 minutes, Swindon 18 minutes, and the M4 13 minutes. (Source: Google Maps).

The land is located 10.5 km (6.5 miles) north-east of Swindon Railway Station. There is a main line train service providing journey times to London Paddington in approximately 1 hour and 1 minute at peak times, and Reading in approximately 29 minutes.

The nearest existing bus stops for the proposed development are located on Townsend Road and Station Road. The Townsend Road bus stops are located approximately 420m and 485m from the subject site, whilst the Station Road bus stop is approximately 430m.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Registered office: 20 Grosvenor Hill, London W1K 3HQ



Shrivenham has a Church of England Primary School (Ofsted good), a number of public houses and local churches.

Close by to the subject site sits the headquarters of The Defence Academy, which was formerly known as The Royal Military College of Science (RMCS). The facility delivers education and training, with the majority of training being postgraduate with many courses being accredited for the award of civilian qualifications.

The Site

The land measures approximately 2.8 hectares (6.9 acres). The proposed residential development is located on the western edge of Shrivenham off Colton Road and is bounded by existing residential to the east and south, agricultural land to the west and the A420 / Stallpits Road to the north.

The land is currently vacant and is predominantly flat, although there are some level changes towards the north-west corner. The site is bounded to the west by a mature hedgerow, which lies between the development land and the A420. The existing access is from Colton Road, situated at the south-east corner.

The northern boundary is delineated by a hedgerow and several trees, with Stallpits Road running adjacent to this boundary. Farleigh Road which serves a small number of properties, abuts the centre of the eastern boundary. Subject to access arrangement Farleigh Road could be used for a pedestrian access point.

Most of the dwellings surrounding the site are large detached houses, although there are several bungalows located on Stallpits Road and adjacent to the site on Farleigh Road. Semi-detached and terraced properties are also situated within the local area. The aforementioned level changes towards the northern end of the land have been taken into account, and appropriate house types used, during the design of the proposed development.

Planning

Outline planning consent was granted on 19th March 2014 for residential development comprising of up to 68 new homes, public open space and new site accesses. The development to which this permission relates shall be begun, whichever is the later of; 18 months from the date of the issue of outline planning permission or 6 months following the approval of the final reserved matters.

Please note condition 2 of the decision notice states the reserved matters application should be submitted within 6 months of consent being gained. Our client's are currently in the process of extending this time limit to 12 months. Please also note conditions 3 and 4 relating to the drainage strategy and surface water drainage works respectively in preparation of your offer.

Please note our client has instructed Thames Water to undertake a report as a reflection of the drains capacity affected by the proposals, our understanding is that the report will be available by 8th August. We further understand there is sufficient capacity at the sewerage treatment plant, it is only the drains capacity being assessed.

In line with current planning policy, 40% of the dwellings will be affordable. An indicative mix of the affordable dwellings is displayed within the information pack. 27 of the 68 residential dwellings will be affordable. All other matters, including access, appearance, landscaping, layout and scale (the Reserved Matters) are reserved for subsequent approval at a later date.

An illustrative layout plan accompanies the application, which shows how up to 68 dwellings could be accommodated. The illustrative layout plan sets out an indicative mix of 1 and 2 bedroom apartments, along with 2, 3, 4 and 5 bedroom houses. The location of an area of Public Open Space, tree planting and curtilage boundary is also indicated. The area of the proposed residential development extends to circa 2.8 hectares (6.9 acres), reflecting an average density of approximately 24 dwellings per hectare across the 68 houses.

The consent contains a number of conditions relating to areas such as timescales, reserved matters, scale, unit numbers, floor levels, landscaping and drainage. Further information, to include relevant drawings and details of land ownership are contained on the website.

A Section 106 agreement has been entered into, which sets out requirements for affordable housing as well as a number of financial contributions.

Copies of the Decision Notice, Design & Access Statement, Planning Statement, Illustrative Layout and Section 106 agreement are again available via the relevant link.

Method of Sale

Unconditional bids are invited from interested parties by **noon on Thursday 12th June 2014**. Please note that the vendor will not be obliged 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:

- Confirmation of any conditions attached to the offer, and the anticipated timescales for satisfying the conditions;
- Provide details of any further information required or investigations to be carried out prior to exchange, including anticipated timescales;
- Specify any proposed uplift or overage provisions contained within your offer;
- Specify any assumptions made in relation to anticipated abnormal development costs associated with;
 - Ground conditions;
 - Provision of services;
 - Any other anticipated abnormal costs;
- Specify anticipated affordable housing receipts allowed for within your bid, and confirm whether these are based on a firm offer from a Registered Provider;
- Confirmation of your anticipated timescales for exchange and completion of contracts;
- Specify your proposed exchange deposit and confirm that this will be non-refundable;

- Provide details of how you propose to fund the purchase, including confirmation that your bid has received full board approval, or equivalent, and if not, the process and anticipated timescales required to obtain such approval;
- Provide any other information that you feel should be taken into consideration in the assessment of your bid, for example recent experience in delivering schemes of this nature in the vicinity or in dealing with the Vale of White Horse District Council.

Viewings and Technical Information

It is possible to view the site just off Colton Road, however if you require access please contact either Savills (Mallam Grant) on 01189 521513 or Pengwern Estates (Benjamin Pryce-Boutwood) on 01743 247694 to inform us of when your site visit will be taking place.

Prior to inspecting the site, we strongly recommend that you discuss any points which are likely to affect your interest in the site, in order that you do not make a wasted journey. Neither the vendors nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents or consultants whilst on site.

As detailed within the introduction section the technical information can be found at the following address;

<http://www.manoroakhomes.co.uk/shrivenham-forsale/>

Please contact us for a password to access all the information available.

1. Introduction sales letter
2. Various planning documents, such as the design & access statement
3. Section 106 agreement(s)
4. Legal information including title extract and plan
5. Illustrative Layout
6. Intrusive Ground Investigation Report
7. Air Quality Assessment
8. Transport Statement
9. Incoming Services Appraisal
10. Flood Risk Assessment
11. Arboricultural Method Statement
12. Ecological Report
13. Photos/map
14. Noise Impact Assessment
15. Residential Travel Plan

Title

The freehold of the site is offered for sale with vacant possession upon completion. The land is held under title number ON277883.

Important Notice

Savills, Pengwern Estates and our client give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. 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 we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

We trust that this development opportunity is of interest to you. If you would like further information once you have digested the technical online documents please do not hesitate to contact us.

Once we have received all offers we will be arranging subsequent developer interviews, where our client's will also be in attendance to run through your proposed terms in greater detail.

Yours sincerely



Edward Keeling MRICS
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Development Land & Valuations
Savills (L&P) Limited



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Land & Planning Consultancy
Pengwern Estates Ltd