



RESIDENTIAL DEVELOPMENT SITE, Launton, Nr Bicester, OX26 5DA

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A good village site close to the strategic town of Bicester with outline planning consent for up to 72 units.

- 47 Market Units
- 25 Affordable Units
- Gross Site Area – 13.32 Acres (5.39 Ha)

FOR SALE BY INFORMAL TENDER

LOCATION

The site is situated on the south eastern side of the village with a frontage onto the Blackthorn Road. The expanding town of Bicester is situated some 0.5 miles to the west and is well placed for access to Junction 9 of the M40, 5.5 miles to the south west, and Junction 10, 7.0 miles to the north west.

Bicester is also well served with good rail links to Oxford and London Marleybone on the Chiltern Line with approximate journey times of 20 minutes to Oxford and 50 minutes to London.

DESCRIPTION

The site which is situated on the south eastern side of the village extends in all to some 5.39 ha (13.32 Acres) gross. The western portion of the site is the area scheduled for development whilst the eastern side will comprise a public open space area of some 3.26 ha (8.05 Acres) which is to be attractively landscaped.

The outline planning consent granted on Appeal provides for up to 72 units subject to a Reserved Matters Application.

The illustrative layout plan reproduced within these particulars is “illustrative” only and does not form part of the consent all matters of layout and design are to be dealt with by Reserved Matters Application.

Against the southern boundary of the site is located a Thames Water infrastructure site which is a pumping station and not a sewage treatment works.

METHOD OF SALE

Brown & Co and Manor Oak Homes (The Promotor) are pleased to offer the property for sale by Informal Tender following an invitation to submit offers. If you wish to be invited to submit an offer please can you make yourself known as an interested party as soon as possible. Offers are to be made in writing and made Subject to Contract only. The offers are to be submitted by the indicated date on the letter accompanying these brief particulars.

PLANNING

The site has the benefit of planning consent in outline for up to 72 units and highway access.

There is a signed 106 Agreement which provides for 35% “Affordable Dwellings” (25). Tenure split 70% rented, 30% shared ownership.

The public open space element of the development (including LAP and LEAP) can be dealt with by the formation of a management company.

Appeal Reference:
APP/C3105/W/17/3188671
Following Application Reference 17/01173/OUT.

PLANNING AUTHORITY

- Cherwell District council
Bodicote House, Bodicote, Banbury, Oxon,
OX15 4AA
- Planning Website; www.cherwell.gov.uk
Email: planning@cherwell-dc.gov.uk
Tel: 01295-227006

FURTHER INFORMATION

Further information in respect of this site is available by download upon request to include:-

Decision Notice, Section 106 Agreement, all supporting reports and documents to include full Intrusive Ground Condition Report and Archaeological Evaluation Report (following trenching).

PLANS

Plans included with these particulars are for identification only and shall not form part of any contract or Agreement for Sale.

VIEWING

Viewing is strictly by appointment made through the vendor’s agents, Brown & Co.

GENERAL REMARKS AND STIPULATIONS

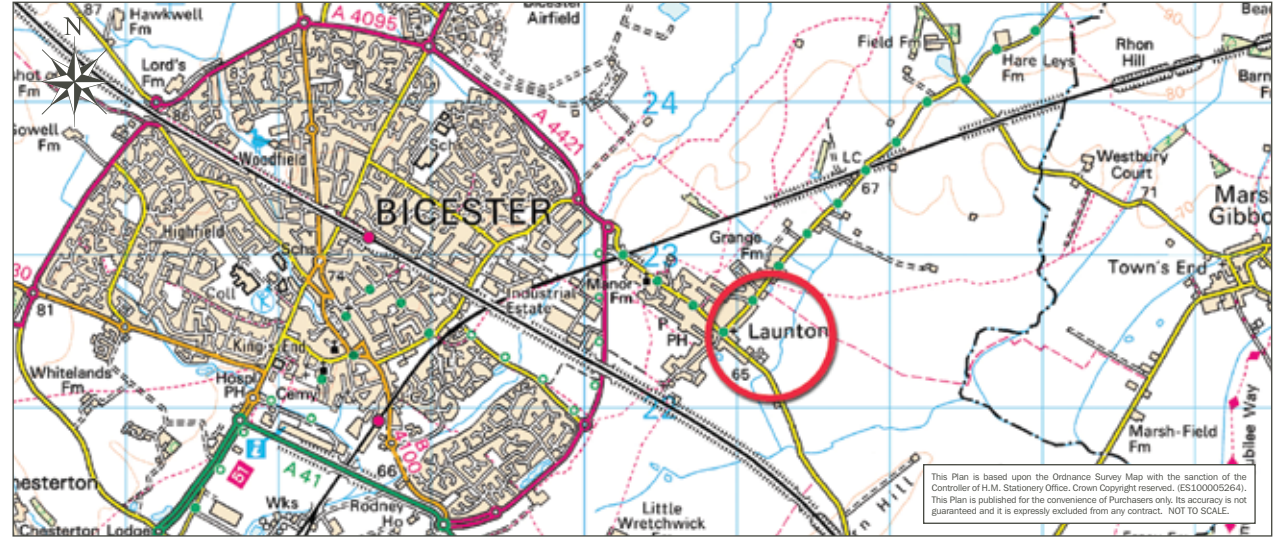
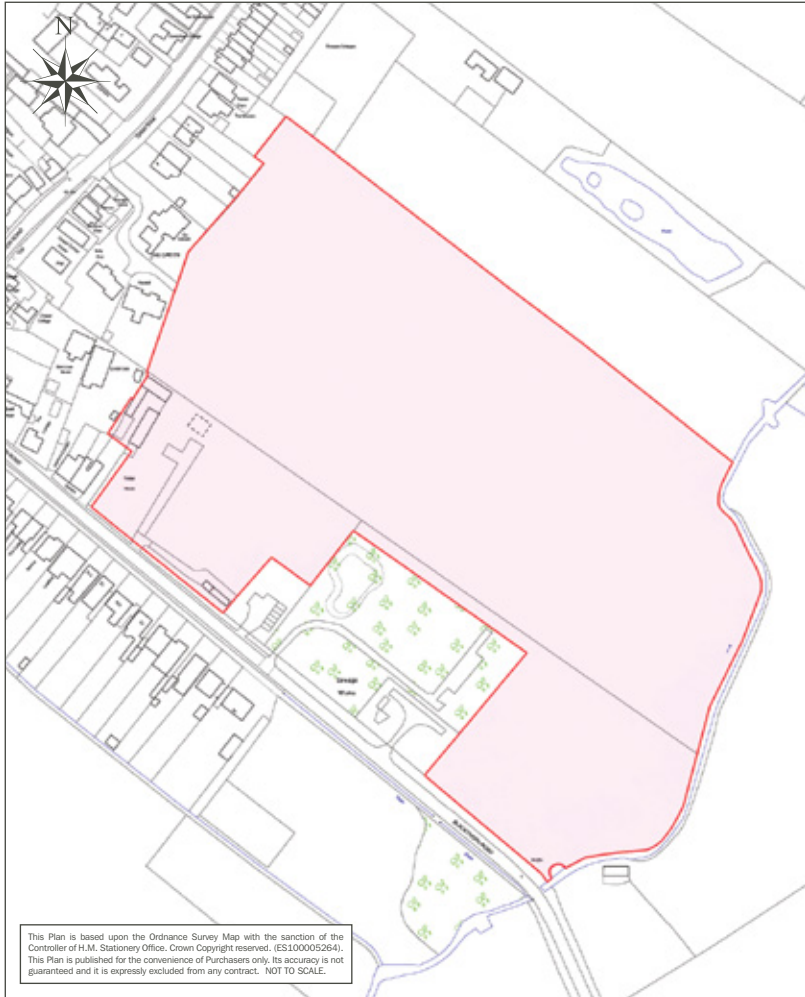
These particulars are Subject to Contract.

CONTACTS

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