



RESIDENTIAL DEVELOPMENT SITE

Land at Lady Grove, Abingdon Road, Didcot, Oxfordshire



GREEN & CO



LAND AT LADY GROVE

Abingdon Road, Didcot, Oxfordshire
OX11 9BP

An opportunity to acquire a well located site with planning permission for up to 150 dwellings with country park public open space

- Didcot (Mainline Railway Station) 1.5 miles
- A34 5 miles
- Oxford 15 miles

For sale as a whole by private treaty.

Gross Area of approximately 14.91 hectares (36.84 acres)

Location

The site is located to the north east of Didcot and therefore is well placed for communication links, with the A34 trunk road (providing access to the M4 and M40) within 5 miles and a mainline station at Didcot. (London Paddington 40 minutes).

The centre of the site lies approximately at What3Words reference [///mush.prowess.com](https://www.what3words.com/)field. The land is bounded by countryside to the north, the B4016 to the west and farmland and a golf course to the east.

Planning

Planning permission was granted on appeal dated 15th September 2021, Ref APP/Q3115/W/21/3272377. The appeal related to the refusal notice dated 6th October 2020 in respect of application Ref P20/S1577/0.

The Appeal Decision granted planning permission for the erection of up to 150 no. dwellings, including public open space comprising a country park, a LEAP and additional green infrastructure provision with all matters reserved other than access.





The Appeal Decision Schedule of Conditions lists 35 conditions. The Appeal Decision and the Schedule are available within the Data Room.

The Scheme

The Planning Consent permits a mix (with specified percentages) of 1,2,3 and 4 bedroom market dwellings. 40% of the total number of dwellings on the site are to be Affordable Dwellings, of which 40% shall be Affordable Rented Units, 35% Social Rented Units and 25% Shared Ownership or other Low Cost Home ownership.

Section 106 Agreement

The Planning Permission is also subject to a section 106 Agreement which is dated 3rd September 2021. The section 106 Agreement provides, amongst other things, the requirement for affordable housing and the mix as outlined above, Open Space, LEAP, County Council Contributions and Highways Contributions

and requirements, including the requirement for certain works to have been completed before occupation of the first dwelling and further completed works before the occupation of more than 70 dwellings. The Section 106 is available within the Data Room.

Environmental

A Phase 2 Geo-Environmental Study has been commissioned by Manor Oak Homes and is in the process of being undertaken.

Overage

The Purchaser will be required to include as part of any offer an Overage to provide a further payment to the Vendor in the event of an increase in the number of dwellings on the site. The Overage is to be on a simple pro-rata basis calculated by dividing the Purchase Price by 150 and then multiplying by the number of additional dwellings that is achieved by a future consent or variation to the consent.

Community Infrastructure Levy

The development will be subject to CIL. Further information is available in the data room.

Method of Sale

The property is offered for sale by private treaty as a whole. A detailed invitation to offer letter will be issued to prospective purchasers following their registering of interest. This will set out the date by which offers are to be received.

Data Room

Upon registration of interest, prospective purchasers will be granted access to a data room containing further information and associated documents in respect of the site. It should be noted that prospective purchasers will be expected to have carefully considered the contents of the data room prior to submitting an offer.

Tenure
Freehold.

Health and Safety

We ask you to be as vigilant as possible to any potential risks when making your inspection and also to adhere strictly to the government guidelines in relation to preventing the spread of Coronavirus.

Viewings

We please ask that you make an appointment for your inspection with the Agents. Please contact Matthew Green at Green and Co or Kevin Prince at Adkin arrange your inspection.

Local Authority

South Oxfordshire.

VAT

The sale will be subject to VAT at the appropriate rate.

Plans

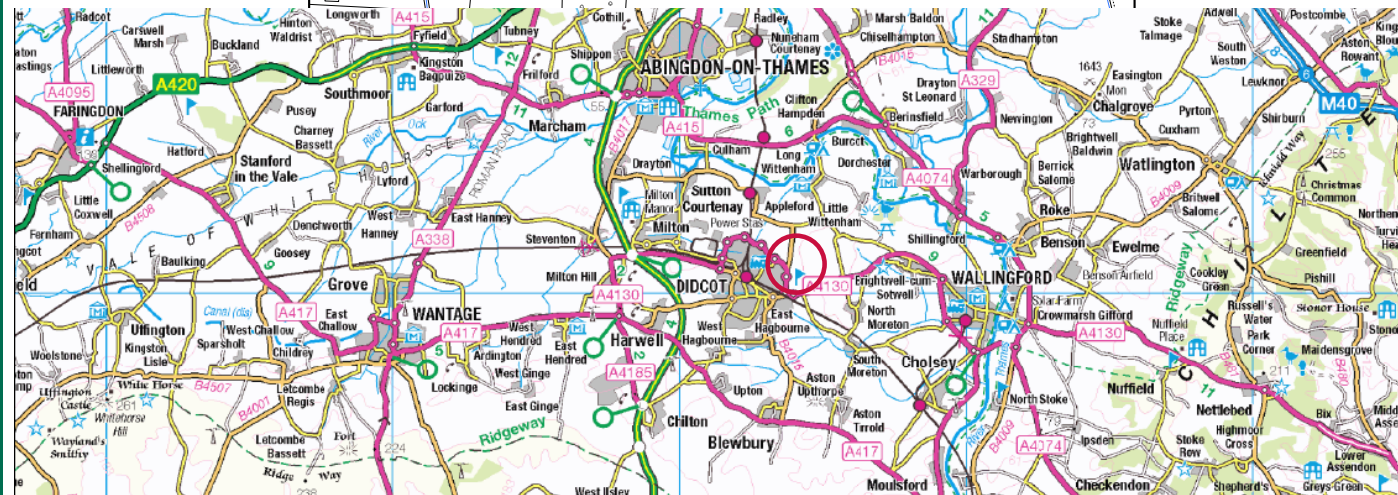
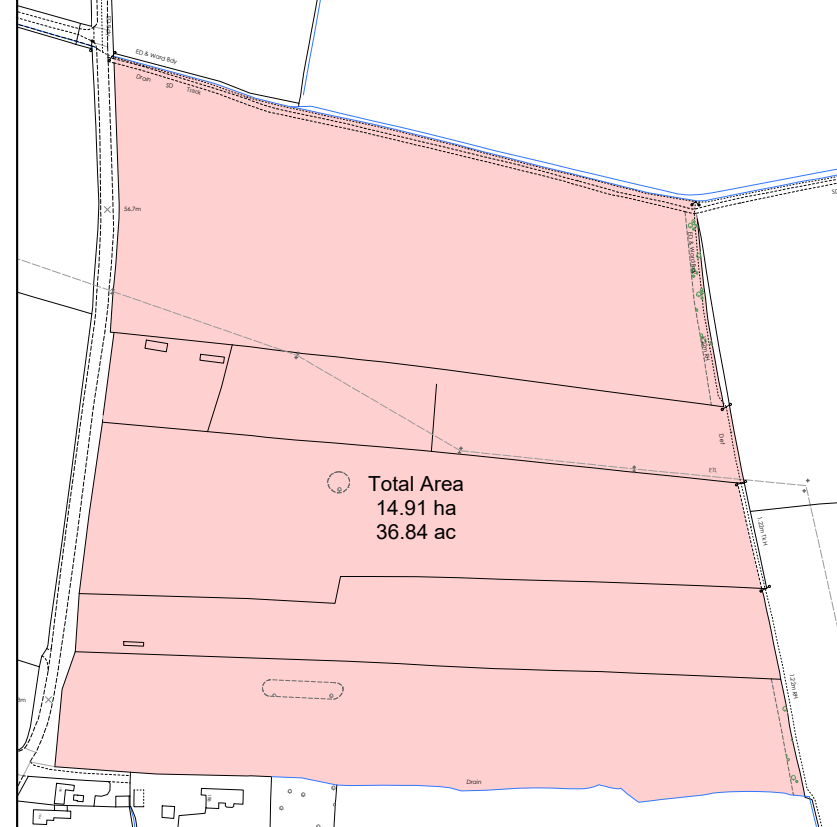
Plans included within these particulars are based upon drawings included within the planning application or on Ordnance Survey data and are for reference and identification purposes only. All measurements and distances are approximate.

Acknowledgement

Masterplan illustrations produced by Thrive Architects.

For Further Information

Please contact **Matthew Green 01235 773408** or **Kevin Prince 01235 862888** or alternatively email matthew.green@greenand.co.uk or kevin.prince@adkin.co.uk



Important Notice: Adkin and Green & Co for themselves, and the Vendors of this property, whose Agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of any offer or contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or Green & Co, or the Vendor; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor does not make or give, and neither Adkin nor Green & Co nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Particulars produced: September 2021. Agency/S/9000

GREEN & CO

