



# RESIDENTIAL DEVELOPMENT SITE OFF THENFORD ROAD,

Middleton Cheney, Northamptonshire, OX17 2NB



# RESIDENTIAL DEVELOPMENT SITE OFF THENFORD ROAD,

Middleton Cheney, Northamptonshire, OX17 2NB

## Edge of Village Site With Full Planning Permission For 20 Dwellings

- Gross site area of 2.80 Acres (1.13 Hectares)
  - Good Road Access
  - Desirable Village

### LOCATION

The site is located to the south of Thenford Road in the village of Middleton Cheney. Key services and facilities are found within the village, as well as, a pub, GP surgery, community centre and school.

The settlement of Middleton Cheney is situated in close proximity to the principal town of Banbury, where a wide variety of employment and recreational opportunities can be found. Banbury railway station provides regular services to London Marylebone, Birmingham and Oxford.

### DESCRIPTION

The gross site area is approximately 2.80 acres (1.13 hectares). The land is reasonably flat and is currently pasture. The site presents a great opportunity as a logical extension to the village of Middleton Cheney.

A report has been commissioned in order to determine the ground conditions. This will be made available in the Data Room.

### PLANNING PERMISSION

Planning Permission was obtained via a decision from the planning Inspector, following an appeal.

Planning permission is granted for 2x1-bedroom apartments, 2x2-bedroom apartments, 4x2-bedroom houses, 7x3-bedroom houses and 5x4-bedroom houses. The permission also includes open space, access and ecological enhancements. The original application is dated 30<sup>th</sup> January 2020.

The planning conditions are stated in the planning decision found in the Data room as detailed below.

### PLANNING REFERENCE NUMBERS

Application Number:	Ref: S/2020/0183/MAF
Appeal Number:	APP/Z2830/W/20/3259839
Planning Authority:	West Northamptonshire Council (South), The Forum, Moat Lane, Towcester, Northamptonshire, NN12 6AD.

### PLANNING AGREEMENT

A Section 106 Agreement has been completed, full details of the document is show in the Data room.

The contributions will be the responsibility of the purchaser and due consideration should be made within any offer.

### DATA ROOM INFORMATION

Further information is available for download from our Data room. Access to the Data room is available via the Selling Agent.

### METHOD OF SALE

The site is offered to the market, on an Informal Tender Basis.

We are looking for bids subject to contract only.

Offers are to be submitted to Tom Birks at Brown & Co.

Email: [tom.birks@brown-co.com](mailto:tom.birks@brown-co.com)

Tender Deadline: 12.00 Noon, Wednesday 30<sup>th</sup> June 2021.



## TENURE

The land will be sold Freehold with Vacant Possession on legal completion.

## VAT

Manor Oak Homes and the owners have elected to charge VAT. This will be payable by the purchaser on legal completion in addition to the purchase price.

## RESERVATIONS

The seller is to retain a right of way to the East, South and West Boundaries. They will also reserve the right to connect to services on this land.

## OVERAGE

The land is to be sold subject to an Overage of 30% for a 10-year period. The Overage to be paid following the grant of planning permission which gives 10% or greater more accommodation, or a reduction in the affordable housing requirement.

## EXISTING 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 wayleaves for masts, pylons, stays, cables, drain and water, gas and other pipes whether referred to in these particulars or not.

## PLANS

Plans included within these particulars are for identification only and shall not form part of any Contract of Agreement for Sale.

## VIEWINGS

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

## SCHEDULE OF ACCOMMODATION

Type	Sq Ft.	No.	Total Sq Ft.
<b>Affordable:</b>			
HA 1B Apartment	540	2	1080
HA 2B Apartment	680	2	1360
HA 2B Bungalow	640	1	640
HA 2B Semi-Detached	840	1	840
HA 3B Semi-Detached	1103	2	2206
HA 4B Semi-Detached	1160	2	2320
		<b>10</b>	<b>8,446</b>
<b>Sale:</b>			
2B Bungalow	640	2	1280
3B Chalet Bungalow	1025	2	2050
3B Detached A	1160	2	2320
3B Detached B	1175	1	1175
4B Detached A	1425	1	1425
4B Detached B	1565	2	3130
	<b>TOTAL:</b>	<b>10</b>	<b>11,380</b>
<b>GRAND TOTAL:</b>		<b>20</b>	<b>19,826</b>

## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

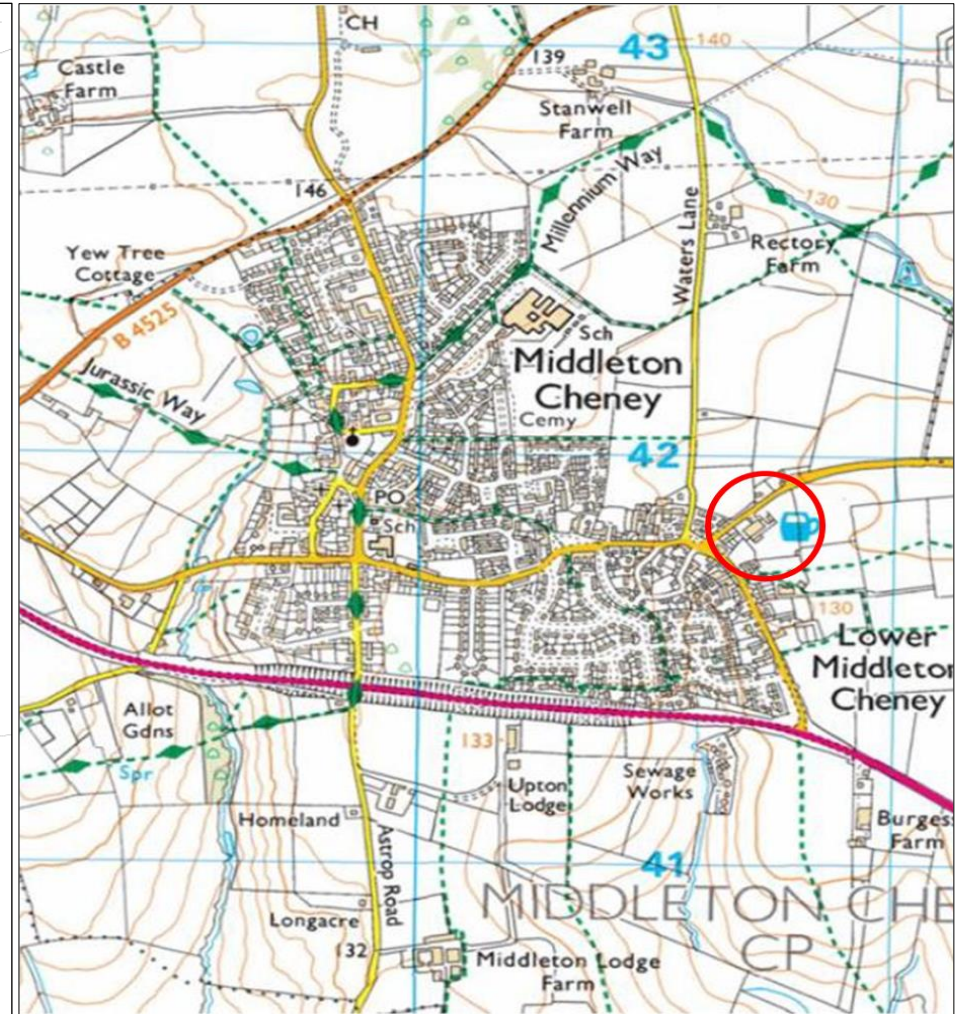
## GENERAL REMARKS AND STIPULATIONS

These particulars are Subject to Contract.

## CONTACTS

Selling Agent: Tom Birks  
Tel: 01295 273555  
Mobile: 07919 015677  
Email: [thomas.birks@brown-co.com](mailto:thomas.birks@brown-co.com)

Promoter: Manor Oak Homes  
Contact: Oscar Briggs  
Tel: 01604 781457  
Mobile: 07540 140105  
Email: [oscar.briggs@manoroakhomes.co.uk](mailto:oscar.briggs@manoroakhomes.co.uk)



### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

Castle Link, 33 North Bar Street, Banbury, OX16 0TH  
 01295 273555 | [banbury@brown-co.com](mailto:banbury@brown-co.com)

**BROWN & CO**