



**Land at Dukes Meadow Drive, Banbury**  
*A prime residential development opportunity for up to 78 dwellings*



LAND • DEVELOPMENT • PROPERTY



# Land at Dukes Meadow Drive, Banbury

## Oxfordshire, OX16 1ER

- Outline Planning Application (21/03426/OUT)
- Up to 78 dwellings
- Gross site area circa. 3.6 hectares (8.9 acres)
- 30% affordable housing

### Description

The planning application boundary extends to approximately 3.6 hectares (8.9 acres). Part of the application area may be retained by the vendor, with rights granted to enable the delivery of associated infrastructure.

The northern, western and eastern boundaries of the principal application site are defined by existing hedgerows beyond which is further agricultural land. The southern boundary is defined by a post and rail fence and swale, beyond which is an embankment and verge associated with Dukes Meadow Drive, which is characterised by amenity grass and trees.

The site is sloping and falls from c133m AOD on the western edge to around 105 AOD on the eastern side. Means of access was established as part of the outline planning application and includes a fourth arm from the existing roundabout on Dukes Meadow Drive at the intersection with Lapsley Drive.

### Location

The site is located on the northern edge of Banbury, adjacent to the established Hanwell Fields development built out along the Dukes Meadow Drive corridor. Hanwell Fields is approximately 1.8 miles (2.9km) from Banbury town centre and 2.6 miles (4.2km) from Banbury Railway Station, providing regular services to London Marylebone (approx. one hour), Oxford (approx. 20 mins), Birmingham (approx. 50 mins), Coventry (approx. 30 mins), Leamington Spa (approx. 17 mins) and further afield.

As well as being located to the north edge of the major



service centre of Banbury, the site benefits from good access to a range of services and facilities within the Hanwell Fields scheme. On the opposite side of Dukes Meadow Drive is the Hanwell Local Centre which comprises of a range of small retail including inter alia, a restaurant, Co-op food store, hair salon, The Hanwell Arms pub and Hanwell Community Centre.

Further to the south of the Hanwell Local Centre is the Hanwell Fields Community School (OFSTED: GOOD) which is a primary school that services the local area, there is

also Cherry Fields Primary school which was built as part of the Hanwell View development on the Southam Road, which opened in 2020 and also services the area. There are several secondary schools located within Banbury, the closest being the North Oxfordshire Academy.

Dukes Meadow Drive benefits from an active bus service with multiple stops throughout Banbury and further afield. A new bus stop adjacent to the site is to be delivered as part of this scheme.



## Planning

An outline planning application (21/03426/OUT) was submitted by Manor Oak Homes on 6th October 2021 for 'up to 78 dwellings and associated open space, with all matters reserved apart from access'.

Cherwell District Council Planning Committee resolved to grant planning permission on 7th April 2022, subject to completion of a S106 Agreement.

A draft schedule of conditions is included within the Sales & Technical Pack. It should be noted that draft Condition 2 reduces the period within which the final application for reserved matters approval shall be made to no later than the expiration of 18 calendar months from the date of the permission. Heads of Terms for the Section 106 Agreement are included within the Sales & Technical Pack.

## Sales & Technical Pack

A comprehensive pack of legal, planning and technical information is available upon request. In addition to the information submitted to the Local Authority as part of the planning application process, Manor Oak Homes has commissioned an Air Quality Assessment, Noise Survey, Phase II Ground Investigation and Utilities Appraisal.

## Method of Sale

The site is being offered for sale on a freehold basis with offers subject to contract and the grant of outline planning permission (21/03426/OUT) only.

All offers are to be submitted via email to Newton LDP and must accord with the timescales guidance set out in the covering letter.

## Tenure

The site will be sold freehold, with vacant possession on completion.

## Liability

All Section 106 costs and contributions are the responsibility of the purchaser upon completion. The Purchaser is to indemnify the Vendor in respect of any requirements of the Planning Permission or obligations and liabilities under the Section 106 Agreement.

## VAT

The Vendor has made an election in respect of VAT, which will be payable in addition to the purchase price.



## Local Authority

Cherwell District Council  
Bodicote House  
White Post Road  
Bodicote  
Oxfordshire  
OX15 4AA

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Land promoted by



*Manor Oak Homes is acting  
solely as promoter of the  
development and has no right  
to bid or match the sale price.*



### IMPORTANT NOTICE

Newton LDP Ltd gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Newton LDP Ltd does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Newton LDP Ltd does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Newton LDP Ltd will try to have the information checked for you. Photograph dates are unknown and cannot be confirmed. Particulars prepared June 2022.

### MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact Newton LDP Ltd and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property contemplating travelling some distance to view the property.