



STRATFIELD FARM, 374 OXFORD ROAD,
Kidlington, Oxfordshire, OX5 1DL | Residential Development Site



STRATFIELD FARM, 374 OXFORD ROAD,

Kidlington, Oxfordshire OX5 1DL
Residential Development Site

An opportunity to acquire an attractive development site with the benefit of a resolution to grant outline planning permission for up to 118 dwellings with reserved matters in respect of appearance, landscaping, layout and scale together with a Grade II Listed Farmhouse for which Planning and Listed Building consent has been obtained to refurbish together with the creation of 2 no dwellings in the outbuildings and a further 2 no. New Build Dwellings.

Oxford City Centre 3 miles
A34 (Peartree Junction) 1.5 miles
M40 Junction 9.6 miles

**For sale as a whole by private treaty.
Gross area of 10.43 hectares (25.73 acres).**

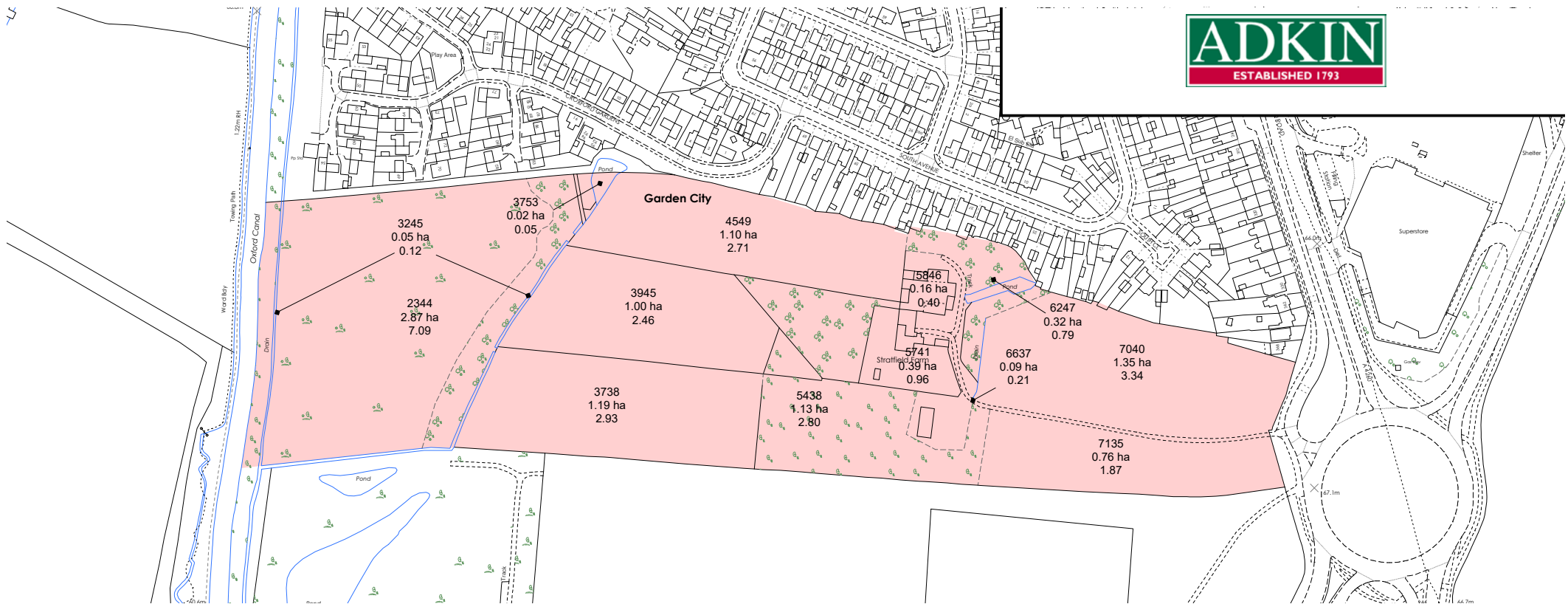
Location

The site is located to the south of the existing residential area of Kidlington, adjacent to Stratfield Brake Sports Ground. To the east is the A4260 (Oxford Road) and to the west is the Oxford Canal, access is from an existing slip road to the roundabout onto the A4260.

The centre of the site, where the farmhouse and outbuildings are situated, lies at approximately What3Words reference /// unstated.reclaim.fortunes

Oxford Parkway station is within 1 km of the site to the south west which provides access to London Marylebone within 1 hour 2 minutes. Kidlington itself offers a range of facilities and further amenities are close by at Oxford and Bicester.





Planning

Outline Planning permission (22/01611/OUT) was submitted in 2022 for up to 118 dwellings, access and open space on land off Oxford Road, Kidlington. All details are to be reserved other than access. The land subject to the application was allocated by Policy PR7b of the Cherwell Local Plan and the Cherwell District Council Planning Committee meeting of 5th October 2023 resolved to grant planning consent subject to the completion of s.106 Planning Agreement and 21 Conditions referred to in the Minutes of the committee meeting.

At the same meeting it was resolved to grant planning permission for application 22/01756/F which is for alterations and repairs to Listed Farmhouse and Annexe; refurbishment and partial rebuilding of existing outbuildings to provide 2 no. dwellings; erection of 2 no. new dwellings; provision of car parking, bin and cycle stores; and access. The planning Decision granting approval is dated 10th October 2023.

Also granted on 10th October 2023 was Listed Building Consent for application 22/01757/LB to undertake the same works as above. The consent was granted subject to 3 conditions.

Section 106 Agreement

A section 106 Agreement (in relation to the 118 units only) has been drafted but not yet completed.

The Agreement provides for, amongst other things, the level of Affordable Housing on site to be 50% (ie 59 units of the 118) and a number of financial contributions as identified in the committee report and data room. (Planning reference 22/01611/OUT).

Environmental

The Promoter commissioned a Phase 2 Ground Investigation Report which was undertaken by JPP Geotechnical & Environmental Ltd. The Report is available from the Agents.

Overage

The Overage provisions to be included within the sales contract are within the Data Room.

Community Infrastructure Levy

There is no additional sum to be paid under CIL but financial contributions are set out in the s.106 Agreement.

Method of Sale

The property is offered for sale by private treaty as a whole. A detailed invitation to offer will be issued to prospective purchasers following their registering of interest and review of the Sales Information Pack.

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. Under no circumstances should the Farmhouse or any of the Outbuildings be entered without a member of Adkin staff present.

Viewings

We please ask that you make an appointment for your inspection with the Agents. Under no circumstances are any of the buildings to be entered as some of the buildings are potentially dangerous. Please contact Kevin Prince or Simon Alden to arrange your inspection.

Local Authority

Cherwell District Council
Bodicote House, Bodicote, Banbury OX15 4AA
www.cherwell.gov.uk

VAT

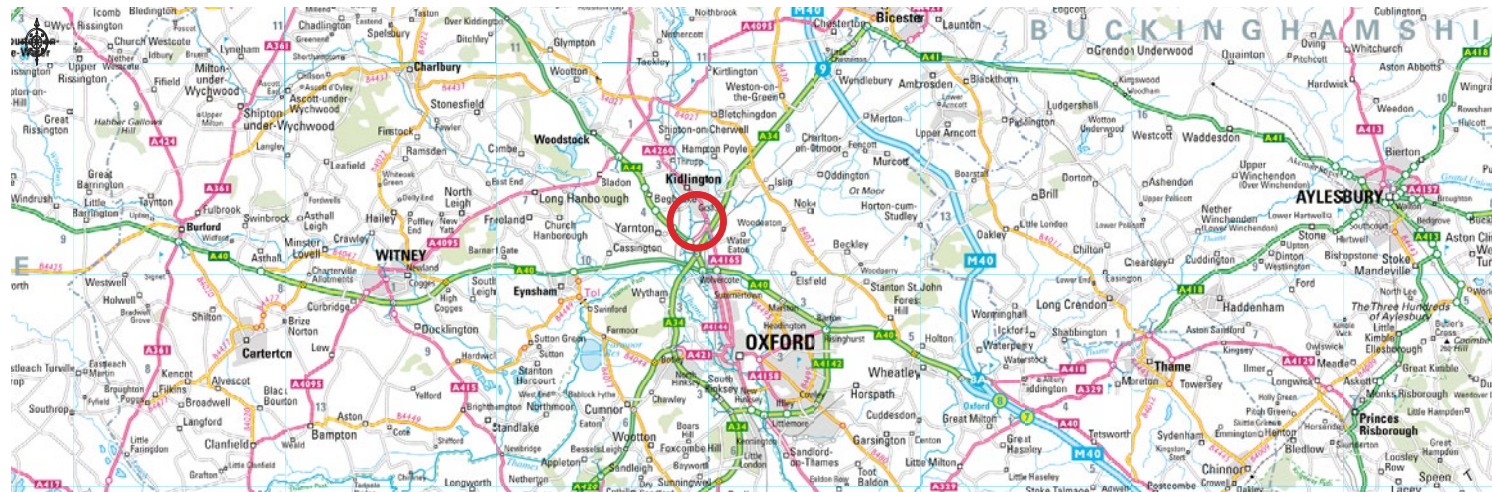
Any guide prices quoted or discussed are exclusive of VAT and VAT will be payable upon the Purchase Price.

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.

For Further Information

Please contact Kevin Prince or Simon Alden on 01235 862888 or alternatively email kevin.prince@adkin.co.uk or simon.alden@adkin.co.uk.



**Orpwood House, School Road
Ardington, Wantage, Oxfordshire OX12 8PQ**

Telephone: 01235 862888

mail@adkin.co.uk

www.adkin.co.uk

Important Notice: Adkin 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 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 any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Particulars produced March 2024. Agency/P/9001

