



Land South of New Yatt Road, North Leigh, Oxfordshire

Prime residential development opportunity for up to 43 dwellings



Land South of New Yatt Road, North Leigh, Oxfordshire

OX29 6AF

- Outline Planning Permission (ref:23/00794/OUT)
- Approximately 1.60 hectares (3.95 acres)
- Up to 43 dwellings
- 40% Affordable housing

Description

The land is situated on the western edge of North Leigh, within the boundaries of West Oxfordshire District Council. The site comprises of approximately 1.60 hectares (3.95 acres) of gently sloping grazing land. Access to the site is currently available via an existing entrance on New Yatt Road.

The northern boundary of the site fronts New Yatt Road, providing convenient access. To the east, the land is bordered by a dense hedgerow, which backs onto the rear gardens of adjacent residential properties. The southern boundary opens onto expansive fields. To the west, the site is enclosed by mature trees and hedgerow, which separate it from a neighbouring field.

Two water mains run through the site, extending from the western boundary to the south-eastern boundary. The adjacent masterplan envisages that these mains will be retained within the scheme which may reduce the number of dwellings capable of being delivered on site. Please refer to the pre-application correspondence with West Oxfordshire District Council contained within the data room which approves the principle that a revised illustrative layout showing 31 dwellings complies with the approved Parameters Plan, if the purchaser wishes to follow this or a similar approach, rather than divert the assets (associated quotes also within the data room).

Location

North Leigh is a picturesque village and civil parish located approximately 3.1 miles northeast of the market town of Witney, in the heart of West Oxfordshire. The parish also encompasses the charming hamlets of New Yatt, East End, and Wilcote. The village is ideally positioned approximately 12.8 miles from Oxford City Centre, offering a balance of countryside living with convenient access to urban amenities.

North Leigh benefits from excellent transport links. The village lies along the A4095, providing direct access to the A44 a key route connecting to the A34. This strategic road network facilitates straightforward travel to Bicester and the M40, offering direct routes to London and the Midlands. Additionally, the A40 is easily accessible from the village, providing a direct route west to Cheltenham and the Cotswolds.



North Leigh offers a variety of local amenities, including including community allotments, North Leigh Football Club, two traditional pubs (The Woodman Inn and The Masons Arms), essential conveniences including the village shop and Post Office. St Mary's Church sits at the heart of the village surrounded by scenic countryside and a network of picturesque public footpaths. Estelle Manor, the award-winning luxury country house hotel and private members club is located close to the village.

North Leigh benefits from several bus stops conveniently located throughout the village, offering regular services to Witney, Woodstock, and Oxford. The village is also well-connected by rail, with Hanborough Train Station approximately 9-minutes away by car. From Hanborough, services run to London Paddington in approximately 1 hour & 2 minutes, and Oxford in approximately 10 minutes.

North Leigh Primary School (OFSTED: Good) is centrally located within the village. For secondary education, Wood Green School is situated approximately 1.8 miles away on the northern edge of Witney. A variety of independent schools are also within close proximity, including The King's School in Witney and Cokethorpe School near Hardwick.

Planning

Outline Planning Permission was granted at Appeal on 23rd August 2024, pursuant to an 'Outline Planning Application (with all matters reserved except for means of access) for the erection of up to 43 residential dwellings, including affordable housing, public open space, landscape planting, sustainable drainage system and new access arrangements from New Yatt Road (amended plans)' (ref: 23/00794/OUT).

A Section 96A application (ref: 25/01626/NMA) was approved on 15th July 2025 to vary the approved parameter plan, to remedy the incorrect parameter plan that was approved under the Outline Planning Permission. The application amended the red line boundary so that it now extends to the ditch to the north. Additionally, it increased the width of the footpath along the northern side of New Yatt Road from 1.8 metres to 2 metres.

Section 106

The Section 106 Agreement can be found in the data room. All costs and contributions are the responsibility of the purchaser upon completion of this transaction. 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.

Method of Sale

The site is being offered for sale on a freehold basis with offers subject to contract only.

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

Data Room

A comprehensive suite of documents, including those that accompanied the planning application, are available for download from the website: www.manoroakhomes.co.uk/sale-packs/new-yatt-road-north-leigh. For access to the data room please contact Newton LDP.

Viewings

Viewings are by appointment only, please contact the Newton LDP to arrange a viewing.

VAT

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

Tenure

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

Wayleaves, Easement & Rights of Way

The land is sold subject to all rights of way, easements and wayleaves, whether defined in this brochure or not. It is understood that there are no public rights of way crossing the land.



Local Authority

West Oxfordshire District
Council
3 Welch Way
Witney
OX28 6JH

NEWTON

LAND • DEVELOPMENT • PROPERTY



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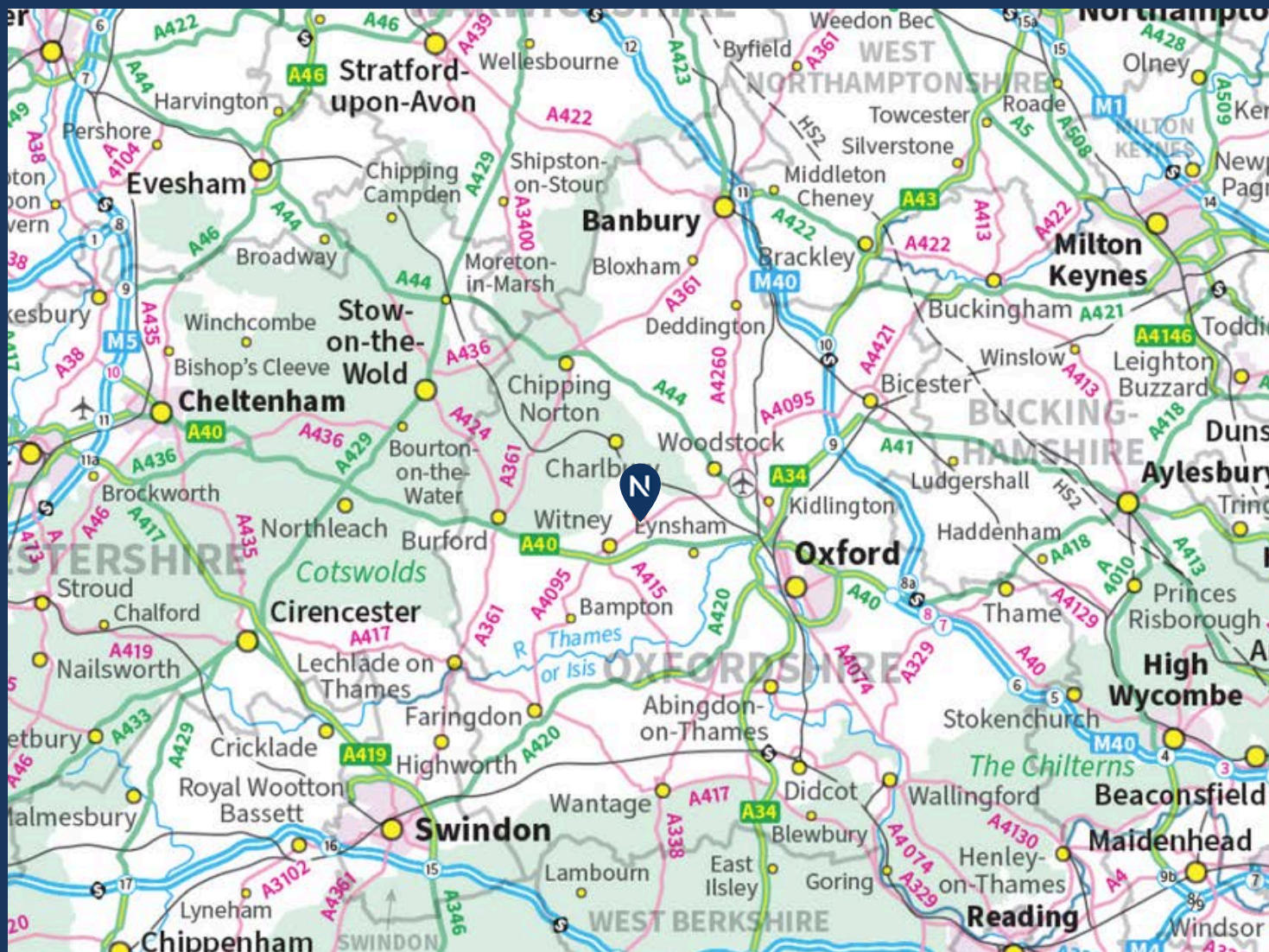
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IMPORTANT NOTICE

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 July 2025.

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.

