



AJW

LAND & DEVELOPMENT

CHARTERED SURVEYORS



H&L HOLLINS STRATEGIC LAND

Residential Development Land

Land off Berry Hill Road, Adderbury, Oxfordshire OX17 3HF

40 DWELLINGS

The consented land extends to about 9.90 acres (4.00 hectares)

FOR SALE by Informal Tender

Offers to be submitted by 12 Noon on Friday 3rd December, 2021

to AJW Land & Development Ltd

Adderbury, Oxfordshire

40 DWELLINGS

9.90 acres (4.00 hectares)

SITUATION

A rare and unique residential development opportunity in the rural picturesque village of Adderbury, Oxfordshire. The village provides local services, a choice of public houses and schooling. Soho Farmhouse is located approximately 15 minutes from the property. More extensive facilities are available in the town of Banbury. The major centres of Oxford and Warwick (each approximately 23 miles) are within easy travelling distance. Communications are excellent with M40 motorway junctions 10 and 11 being in close proximity. Banbury Railway station is approximately 4 miles distant, putting Oxford, London and Birmingham in easy commuting distance.

THE PROPERTY

The Property is situated to the south of Adderbury. It comprises grass paddocks and a hard standing area including stabling and an old sand school. The property extends in all to about 9.90 acres (4.00 hectares). It is bordered by mature hedgerows and post and rail fencing. There are open countryside views to the north including the spire of St Mary's Church. Vehicular access can be taken from Berry Hill Road.

PLANNING CONSENT

Outline planning permission was granted on appeal by the Planning Inspectorate on 10th September, 2021 (Appeal Ref: APP/C3105/W/20/3255419) for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road in accordance with the application submitted to Cherwell District Council (Ref 19/00963/OUT) dated 24th May, 2019. Further details are available in the online data room from the Selling Agents.

SECTION 106

The buyer will purchase the land subject to a Section 106 Agreement and any bids will need to take into full account the obligations set out within the Agreement.

AFFORDABLE HOUSING

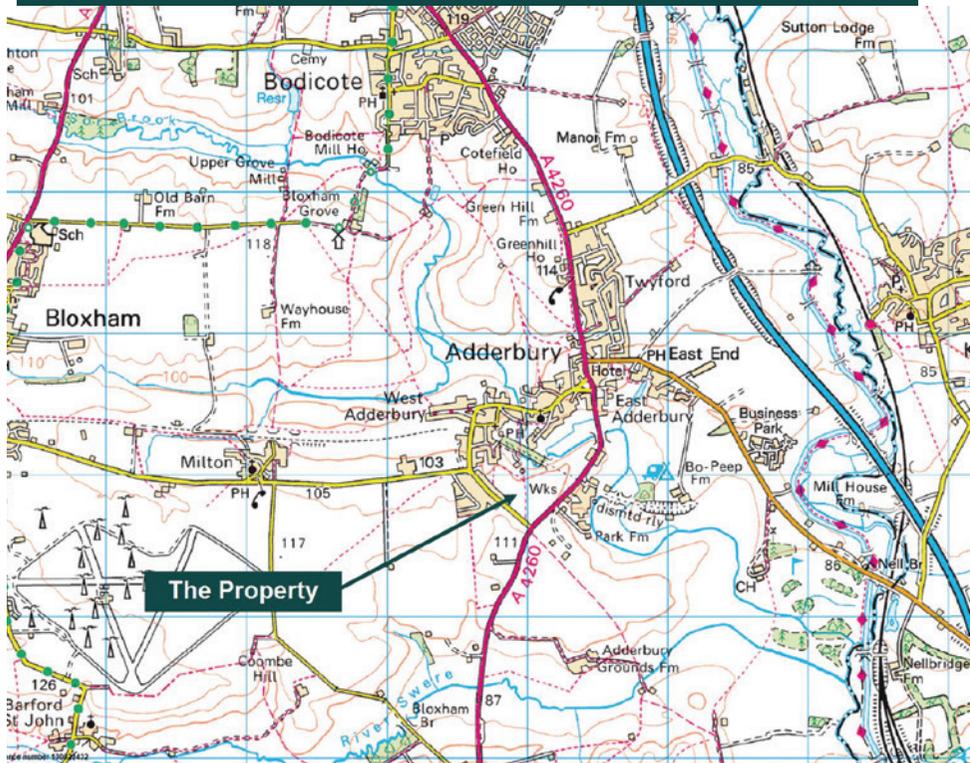
For the avoidance of doubt, the Section 106 Agreement commits the buyer to provide a minimum of 35% affordable houses with a split tenure mix of 70% affordable rented housing and 30% shared ownership.

INFORMATION PACK

Detailed information is available in an online data room.

- Planning Application, Appeal Decision and Approved Plans
- Section 106 Agreement
- Planning Design and Access Statement
- Transport Assessment
- Flood Risk and Drainage Management
- Ecology Report

Details of the online data room are available from the Selling Agents. Please contact Anthony Wright on 01666 318 992 or anthony@ajwlanddevelopment.co.uk for further information.



METHOD OF SALE

Prospective buyers are invited to submit offers to AJW Land & Development Ltd by **12 Noon on Friday 3rd December, 2021**. Written offers should be submitted in a sealed envelope and sent to AJW Land & Development Ltd, Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES and titled "For the attention of Mr. A.J. Wright – Land at Adderbury". Emailed offers should be sent to anthony@ajwlanddevelopment.co.uk.

INTERVIEWS

The preferred buyer will be shortlisted and invited to attend a meeting on Wednesday 8th December, 2021 at the Mercure Whatley Hall Hotel, 17-19 Horse Fair, Banbury Cross, Banbury OX16 0AN.

SERVICES

Mains services are understood to be located adjacent to the site to include gas, water, electricity and drainage with the connections in principle agreed. Prospective purchasers are required to seek confirmation from the various utility companies that mains services are readily available.

RIGHTS AND EASEMENTS

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreement if any affecting the same.



TENURE AND POSSESSION

The property is freehold with vacant possession.

LOCAL AUTHORITY

Cherwell District Council, Bodicote House, Bodicote, Banbury OX15 4AA.
Tel: 01295 227006.

VAT

VAT will be charged on the sale price of the property.

PROMOTER

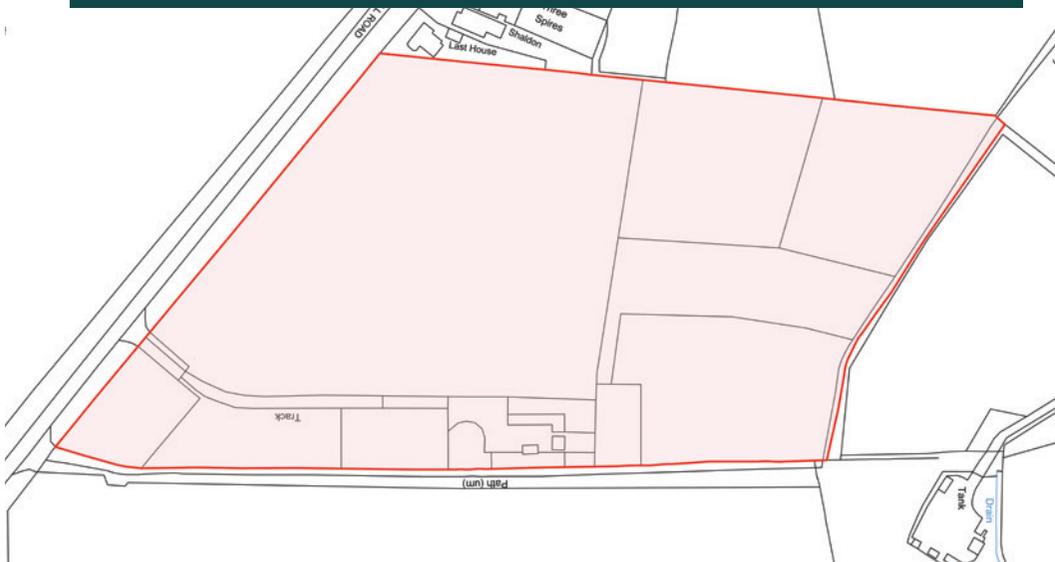
The property has been promoted by Hollins Strategic Land, Suite 4, 1 King Street, Manchester M2 6AW. Tel: 0161 300 6509. www.hsland.co.uk
Contact: Paul O'Shea paul.oshea@hsland.co.uk

SELLER'S SOLICITOR

JMW Solicitors, Byrom Place, 1 Byrom Street, Manchester M3 3HG. DX: 14372 Manchester 1. Tel: 0345 872 6666. www.jmw.co.uk
Contact: Paul Burton paul.burton@jmw.co.uk

VIEWING

By appointment through the Selling Agents (01666 318992).





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Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES

anthony@ajwlanddevelopment.co.uk

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01666 318 992

07552 044 742

These particulars are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. In line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Particulars created: October 2021.