

FOR SALE FREEHOLD

LAND ADJACENT TO GRANGE FARM

Launton, Bicester, Oxfordshire, OX26 5DX



Key Highlights

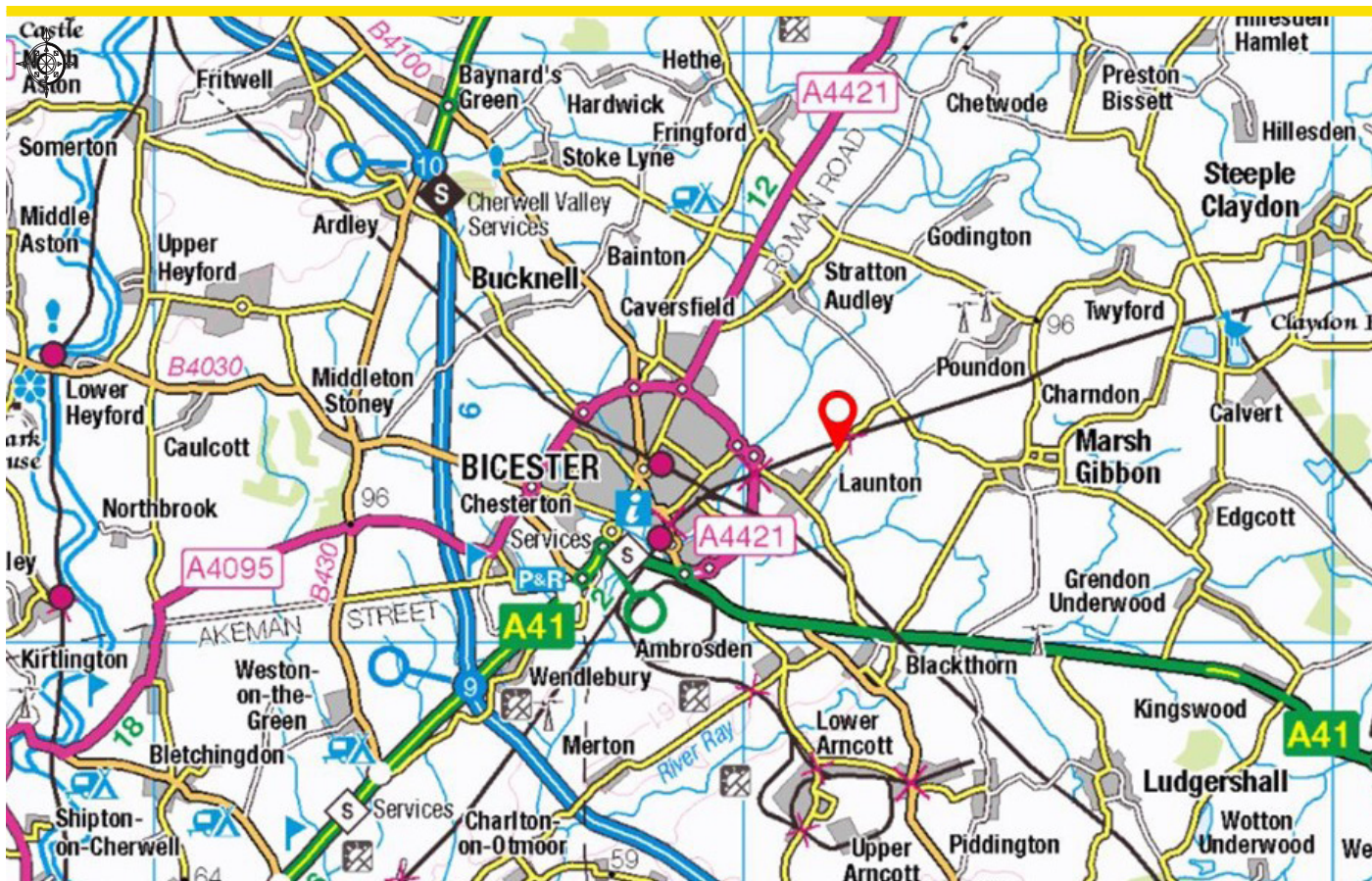
- Development opportunity with outline planning permission for 65 units
- Edge of village location
- Excellent connectivity to London, Oxford and Birmingham
- High provision of public open space
- Close proximity to a range of schooling options and amenities
- Unconditional offers invited by 12 noon on Thursday 8th December

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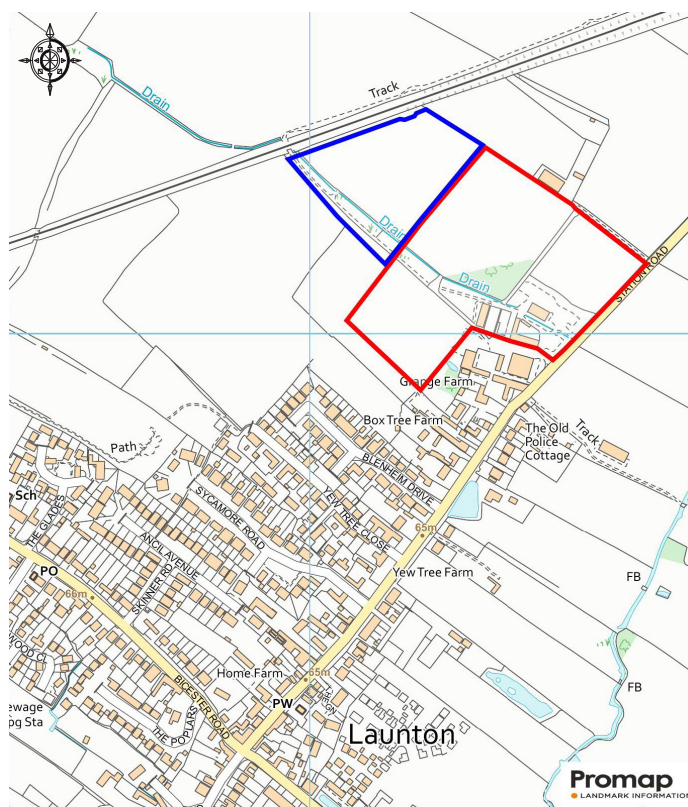


Location

The site is located on the north eastern edge of Launton, approximately 1km east of Bicester. The Cherwell Local Plan identifies Launton as a Category A 'Service Centre' village and it has a population of over 1,000. There is a farm shop approximately 0.3 miles (7-minute walk) via Station Road and a Pub on Bicester Road 0.4 miles (10-minute walk) from the site. Both Launton Church of England School and Launton Sports & Social club are a 15-minute walk away from the property.

A range of supermarkets are located within a reasonable vicinity to the site with a Costcutter located on Bicester Road, a 10-minute walk (0.5 mile) from the site, and a Lidl a 5-minute drive (1.5 miles). Bicester also offers a wide range of services and amenities, notably supermarkets and Bicester Village shopping outlet.

Launton village benefits from road links via the A4421, A41 and A34 to Oxford and the M40 to London. Railway stations Bicester North and Bicester Village both provide regular services to London with journey times of 50 minutes. Services to Oxford and Birmingham run from Bicester Village and Bicester North respectively and the EWR line to Milton Keynes is scheduled to open in 2024. The National Cycle Network's Route 51 passes the site on Station Road and connect Launton to multiple locations in Bicester.



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Site Description

The site is level and has a gross area of approximately 5.8 hectares (14.3 acres). The majority of the site is greenfield permanent pasture and classified as Grade 4 agricultural land. The eastern part of the site consists of a 3.3 acre wooded area, and there are a series of agricultural/light industrial buildings and yard space in the central part of the site. Access is gained from the eastern boundary off Station Road. All building and yard space will be demolished as part of planning application.

The site boundaries consist mainly of well-established hedgerows, some of which include mature trees.

The surrounding area largely consists of open countryside to the north, east, and west, with Launton village to the South-West of the site. The EWR railway line passes to the north west of the site.

There is a single Public Right of Way (PROW) that follows the north western boundary of the site through the area designated for ecological enhancement before crossing the railway line to the north.

The Environment Agency Flood Maps considers the site to have a low probability of flooding from rivers and the sea, placing the site in Flood Zone 1.

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Planning

An outline planning application (ref 21/04112/OUT), with all matters reserved except access, was submitted in December 2021. The application is for up to 65 dwellings, including up to 8 live-work dwellings (use class sui generis), public open space, access, infrastructure and the demolition of existing buildings on site.

The planning application was recommended for approval by planning officers at planning committee on 29 April 2022. The application was refused by planning committee contrary to the officer recommendation. The reasons for refusal relate to the harm to the character and rural setting of the village, that the development would result in an isolated form of unsustainable development and the absence of a satisfactory Planning Obligation.

A hearing took place on 11 October 2022 and the appeal against refusal was granted on 3rd November 2022.

Legal

The site is held under title numbers ON224035, ON76868 and ON224445 and is the subject of a promotion agreement to Richborough Estates Partnership LLP. A full legal summary is provided in the Data Room.

Leasehold occupation

Part of the property is tenanted. Whilst tenants are aware of the planning and disposal process, we request that you do not engage in conversation relating to this process.

The majority of occupation is on a short term basis. On exchange of contracts there will be tenants in occupation albeit without security of tenure. A full legal summary is provided in the Data Room.

Services

Purchasers are advised to make their own enquiries with the supply companies in respect of their specific requirements.

Viewing Days

Viewings are strictly by appointment only on 9th and 16th November. Please contact Jamie Willis on +44 (0) 7720 497 361 or jawillis@savills.com to arrange an appointment.

Method of Sale

Offers are invited on the freehold interest on an unconditional basis. The deadline for offers is by **noon on 8th December 2022**. Please note that the Vendor will not be obligated to accept the highest or any other offer. In order to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- Details of your proposal for the site, including a schedule of accommodation and indicative layout;
- Details of any further information required or investigations to be carried out prior to exchange including anticipated timescales for carrying out proposed works;
- Specify any assumptions made in relation to anticipated abnormal development costs;
- Confirmation of your anticipated timescales for exchange and completion of contracts;
- Provide details of how you propose to fund the purchase and confirmation that your bid has received board approval or equivalent, and if not, the process and anticipated timescales required to obtain such approval.

Data Room

An online Data Room will be made available on request. Please contact Savills for log on details. The Data Room contains all relevant planning, technical and legal information.

VAT

The sale will be subject to VAT.

Local Authority

Oxfordshire County Council, County Hall, New Road, Oxford, OX1 1ND Telephone: 01865 792422

Cherwell District Council, Bodicote House, White Post Road, Bodicote, Banbury OX15 4AA, Telephone: 01295 227001

Contact

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