LAND AT LITTLEMORE
OXFORD, OX4
Freehold residential development opportunity with outline planning permission for 140 homes
on instruction of The Donnington Hospital Trust
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- Outline planning permission for 140 units
- Allocated residential site
- Oxford City centre – 2.75 miles
- Oxford railway station – 3.1 miles
- Circa 3.70 hectares (9.14 acres) in total
- Offers invited on an unconditional or conditional basis (subject to planning)

Location
The Site is located in Littlemore 2.75 miles south of central Oxford. Local amenities include a doctors surgery, community centre, public library, village hall, two public houses (the George and the Golden Ball) as well as Littlemore Ozone Leisure Complex which includes a swimming pool, sports facilities, multiplex cinema and restaurants. A Sainsbury’s superstore is located 200 meters to the north and the River Thames is 300m to the west.

A selection of nurseries and primary schools are all located within 1 mile. Within the wider locality Oxford provides all the amenities of a world class city including retail, leisure, green open spaces and world renowned education facilities.

Oxford train station provides rail services to London Paddington in under an hour and London Marylebone in approximately 1 hour 20 minutes. The A34 provides vehicular connections to the M40 to the north and M4 to the south.

The Site
Lying east of the A4074 the Site is triangular in shape and extends to approximately 3.70 hectares (9.14 acres). In accordance with the outline planning permission, access into the Site is to be formed through a new road off the A4074. Investigations have identified probable archaeological features which have been addressed through the planning and design process.
Planning

The Site is allocated for new housing in the Oxford City Council Sites and Housing Development Plan 2011 (Policy SP25).

On 16 May 2014 outline planning permission was granted for up to 140 residential units together with 258 car parking spaces, 356 cycle parking spaces, landscape and open space, ref (12/02848/OUT).

The S106 includes the following obligations and conditions (among others):

- An obligation for the provision of “at least 50% of the total number of dwellings within the development as Affordable Housing” ensuring that “at least 80% of the dwellings comprising the Affordable Housing is social rented housing complying with the definition in the glossary to the Sites and Housing Local Plan (February 2013).”
- The owner shall not cause or permit the commencement or continuance of the Development unless an agreement has been completed with Oxfordshire County Council pursuant to section 278 of the Highways Act 1980 such agreement to provide for the provision of:
  - An all-movements traffic signal junction to the A4074 for vehicles incorporating a pedestrian and cycle crossing to the southwestern side of the road.
  - Bus laybys on each side of the A4074
  - A new footpath link for pedestrians and cyclists on the south western side of the A4074 connecting with Heyford Hill Lane
  - A new footpath link for pedestrians and cyclists on the north eastern side of the A4074 connecting the site to the Sainsbury’s superstore and providing connection to the existing routes along the eastern bypass.

Independent costing of the new access has been commissioned and will be made available to prospective purchasers prior to the bid date.

There is a requirement to pay Community Infrastructure Levy.

Further information including all documents associated with the outline planning permission are included in the data room.
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Tenure
Freehold

VAT
Vendor has elected for VAT

Services
A copy of the utilities searches is provided on the data room. Correspondence has been entered into with Thames Water in relation to a sewer upgrade that may be required as part of the new development. A copy of this documentation is available on request.

Method of Sale
The Site is offered for sale by informal tender on either an unconditional or conditional (subject to planning) basis. Please note the vendor will not be obliged to accept the highest or any other offer.

Prospective purchasers should submit offers for the entire site but also on the basis that 20 of the private houses are returned to the charitable trust. In the latter instance the purchaser will be under an obligation to construct the 20 private houses in accordance with the mix below.

10 x 2 bed houses (minimum of 760 sq ft GIA)
10 x 3 bed houses (minimum of 1,150 sq ft GIA).

Prospective purchasers should provide an estimate of the cost of building the 20 private houses as part of their bid.

Dataroo contents
Access to an online marketing pack including relevant planning, legal and technical information is available on request.

• Topographical survey
• Ground investigation report
• Archaeological desk-based assessment
• Geophysical (magnetometer) survey
• Ecological survey and evaluation report
• Flood risk assessment
• Noise assessment report
• Great crested newt and reptile survey
• Landscape statement and masterplan
• Transport assessment, and addendums
• Road safety audit stage 1
• Signal access layout drawings
• Electricity and gas searches (2014)
• Drainage and water enquiry (2014)
• Local authority search
• Planning statement
• Design and access statement
• Proposed site plans
• Planning Committee Report – 04.12.2013
• Planning Decision Notice – 16.04.2014
• Section 106 Agreement
• Additional supplementary information

Further information
Further detail in respect of the bid procedure will be provided separately.

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