



Chartered Town Planners and
Development Consultants

Freehold for sale

Residential Development Site

Newington Nurseries

Newington Road, Stadhampton, Oxfordshire, OX10 7AW



- ✓ Prime development site in sought after area
- ✓ Outline planning permission for 21 dwellings (inc 8 affordable)
- ✓ Open views to the east, south and west across Green Belt & agricultural land
- ✓ Potential to intensify the site to increase density

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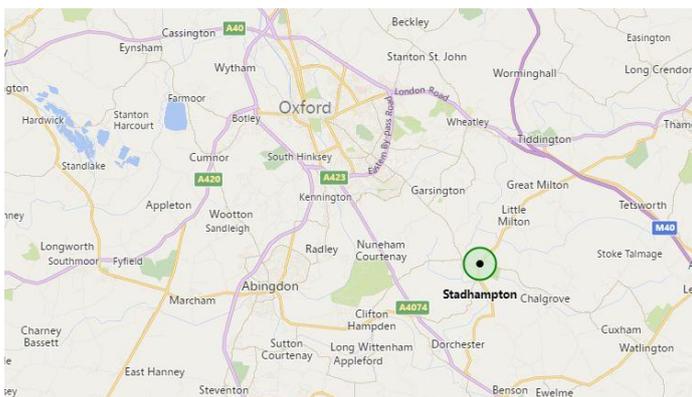
Key Facts

- Planning permission secured, P16/S3988/O, for 21 dwellings + 40% affordable housing (8 dwellings)
- 1 hectare (2.47 acres) of part-brownfield land
- Local Authority: South Oxfordshire District Council
- 8 miles from Oxford, Abingdon and Thame, 7 miles from Wallingford
- Well serviced village with ample transport links
- Benefits from existing access
- Unconditional offers are invited by noon on **Friday 23rd March 2018**

Location

The site is the former Newington Nurseries located in the northern part of South Oxfordshire on the edge of the village of Stadhampton.

Stadhampton is located approximately 7 miles north of Wallingford and 8 miles south east of Oxford, Abingdon and Thame, and is in close proximity to the strategic road network; the A329 leads to the M40 and the B480 links to Oxford (A34) etc.



The site is within walking distance of a range of services, including village store and hall, primary and pre-schools, recreation and sports facilities, public houses and has access to thousands of jobs in nearby Milton Park, Culham, Didcot, Thame, Wallingford, Abingdon and Oxford.



The site is served by a number of train stations. For local journeys to Didcot or Oxford; Culham or Radley are a few miles away. For longer range commutes; Didcot and Thame & Haddenham Parkway connect to Oxford, Swindon, Cardiff etc. From Didcot, London Paddington is approximately 42 minutes and Reading is approximately 15 minutes. All such destinations are a reasonable commuting distance away by car.

The village is also served by the T1 bus service providing regular peak week-day and Saturday services between Chinnor, Watlington, Lewknor (to connect to the Oxford Tube Service) and Oxford.

Site Description

The site comprises a triangular area of land totalling circa 1 hectare (2.47 acres), formerly known as Newington Nurseries.



The application site is flat and fairly featureless beyond some retained trees around the periphery and the garden centre structures. The site boundary is easily identified by mature leylandii and a 2m fence erected to protect the amenity of an existing dwelling on the site.



Western corner of site facing east



Eastern corner of site facing west

Planning

The land benefits from outline planning permission for up to 21 dwellings (P16/S3988/O), with 40% affordable housing provision (8 dwellings). The indicative dwellings range in size from 2 to “4+” bedrooms, with scale, appearance, layout and landscaping reserved for consideration at a later date. The schedule of social housing is defined by legal agreement.

No mix of open market homes has been defined at this stage. SODC still are unable to demonstrate a 5YLS and as such housing mix policies may not be rigorously applied.



The site makes use of an existing access that will be widened to improve access standards. The internal roads are designed for 20MPH maximum speed and will be largely shared surfaces. The new square creates a particularly pedestrian-friendly environment as well as accommodating visitor parking and an equipped children's play area. The layout is illustrative and not binding.

To the east is open agricultural land, the Oxford Green Belt lies to the west and south, neither of which have been allocated for further development.

The site to the north is currently under construction for 65 dwellings by Bovis Homes.

Unilateral Undertaking (S106)

A Unilateral Undertaking was signed by the present owners during the Planning Appeal. This contains commitments to:

- Provision of affordable housing
- Contributions to Street Naming and Numbering (£268) and recycle bins (£3570)
- Provision of an on-site equipped play area
- Provision of a footway into the village as per approval plans

Further Development Potential

We feel there is scope to intensify the site subject to further planning applications (MDP would be well placed to take such a proposal forward) and to this end a 30% uplift covenant will be retained by the present owners for a period of 20 years.

Method of Sale

Unconditional bids are invited from interested parties by noon on Friday 23rd March. Please note that the vendor will not be obliged to accept the highest or any other offer. In order to appraise offers on a comparable basis please provide the following information to support your bid:

- Provide any other information that you feel should be taken into consideration in the assessment of your bid, for example recent experience in delivering schemes of this nature;
- Provide details of how you propose to fund the purchase, including confirmation that your bid has board approval etc;
- Confirmation of any conditions attached to the offer, any further information required;
- State anticipated affordable housing receipts allowed for within your bid, and confirm whether these are based on a firm offer from a Registered Provider;
- Confirmation of your anticipated timescales for exchange and completion of contracts and if any proportion will be deferred;
- State your abnormal development costs assumptions;
- Specify your proposed non refundable exchange deposit, payment of 1% (+ VAT) agent fees and vendor legal fees;
- State any proposed uplift or overage provisions contained within your offer.

Email newington@markdoodesplanning.co.uk

Call **01865 600 555**

Viewings

Please contact us to arrange a site viewing. Prior to inspecting the site MDP strongly recommends that you discuss any points which are likely to affect your interest in the site to avoid mutually wasted time. Neither the vendors nor MDP will be responsible for any damage or loss caused to any potential purchasers, their agents or consultants whilst on site or in preparing bids.

Information Pack

An electronic information pack is available which includes all planning documentation and title information.

The pack is available to download at:
www.markdoodesplanning.co.uk/newington

Local Authority

South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Didcot, OX14 4SB
www.southoxon.gov.uk



About MDP

As well as acting as land agents and promoters MDP is a small team of Chartered Planners that offers a full range of other professional services to property developers, self-builders, land owners and promoters.

We advise clients on all property and land from infill developments to strategic housing estates, including the drafting, proofing and submission of all necessary documentation.

We offer a wide range of services including:

- initial advice
- site appraisals
- master-planning
- planning strategy
- architectural and design guidance
- preparation of planning applications
- preparation of legal agreements
- undertaking appeals
- land agents and promoters
- local plan representations

We can cover projects all over the Home Counties working as part of a wider team or as managing consultants.

MDP has a successful track record in providing robust advice to clients resulting in most of all new work being from referral.

Some examples of projects can be seen in the project section of our website. We can provide references (subject to client agreement) from delighted customers.

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Important Notice

MDP, their clients and any other joint agents give notice that:

1. These details do not constitute a warranty or guarantee in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. All areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Do your own research. It should not be assumed that the property has all necessary planning, building regulation or other environmental consents and MDP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.