



Chartered Planners
& Development Consultants

PRS Property
Redress
Scheme
PRS03178

Method of Sale

Land at 63 Swinburne Road, Abingdon, Oxfordshire, OX14 2HF

In order to appraise offers on a comparable basis, please provide the following information:

- ✓ Any other information that you feel should be taken into consideration in the assessment of your offer, for example recent experience in delivering schemes of this nature;
- ✓ 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;
- ✓ Confirmation of your anticipated timescales for exchange and completion of contracts and if any proportion will be deferred;
- ✓ State any abnormal development costs assumptions;
- ✓ Agreement to the payment of a 1% (+ VAT) buyer agent fees;
- ✓ Agreement to a 30% overage if a third dwelling is consented for, and a 70% overage if four or more dwellings are consented for, within a ten year period.
- ✓ State any proposed uplift or overage provisions contained within your offer.

Buyers are advised to make themselves familiar with the planning submission prior to making a offer; there will be no subsequent dispensations for exceptional costs.

The full planning application (P21/V1777/O) can be found on the [Vale of White Horse DC website](#)

The following documents can be found at markdoodlesplanning.co.uk/swinburneroad

- Local Authority Decision Notice
- Local Authority Report



info@markdoodlesplanning.co.uk
01865 600 555/ 07970 241 671



Unit 1, The Old Barn, Wicklesham Lodge Park, Faringdon, Oxfordshire, SN7 7PN
Company Reg No. 5871810 | VAT Reg No. 885662277



markdoodlesplanning.co.uk