

FOR SALE

Land at Merton Road, Ambrosden,
Cherwell District Council

Land comprises 10.18 acres (4.12 hectares) approximately (Gross)

Land comprises 6.42 acres (2.6 hectares) approximately (Net)

Outline planning permission granted for the erection of up to 84 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Merton Road.

01260 288888

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Location

The site is located to the north of Merton Road, to the west of the village centre of Ambrosden. The site is located within 800m of the key services and facilities within the settlement; inclusive of educational facilities, pub, GP surgery and community centre. The site is bound by Merton Road to the south, residential development to the east, a railway track to the north and open countryside to the west.

The settlement of Ambrosden is situated in close proximity to the principle town of Bicester where a wide variety of employment and recreational opportunities can be found. Within Bicester, the train station provides regular services to London Marylebone, Birmingham and Banbury, all providing wider employment opportunities.

Description

The site is approximately 10.18 acres (4.12 hectares) (gross) and is predominantly agricultural land with the land being bound by hedgerow to the north and south. The site presents a great opportunity as a logical extension to Ambrosden with Croudace Homes developing a site within the past 3 years to the south of Merton Road.

The average achieved selling prices of properties within the OX25 postcode (£475,000 over the past 12 months) reflects its popularity; both with local buyers, but also commuters from the surrounding economic and population centres.

The proposed development has been designed to incorporate a range of properties with a potential density of up to 32 dwellings per hectare.

Planning Permission

Planning Permission was obtained via a decision from the Planning Inspector, after being refused at Planning Committee on concerns regarding the site being outside the settlement boundary, inflicting on character and appearance and the absence of a Section 106 Agreement

on 28th November 2018. The Planning Inspector resolved to allow the Planning Appeal and Outline Planning Permission was obtained on 9th September 2019.

The Planning Inspector approved the Outline Planning permission for the erection of up to 84 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Merton Road.

The data room contains an agreed list of planning conditions.

Bidders should be aware that there has been an application to challenge the Outline Planning Approval and it is anticipated that these procedures will be concluded prior to the Bid Submission date.

Unilateral Undertaking

A Section 106 Agreement has been completed and details the following planning contributions:

- **Biodiversity Contribution - between £158,040 and £177,480** (subject to layout)
- **Bus Service Contribution - £84,000**
- **Community Hall Contribution - £113,442**
- **County Council Administration Fee - £1,750**
- **Footpath Contribution - £40,000**
- **Highway Contribution – £57,727.32**
- **Leisure Centre Contribution - £70,135.53**
- **Off-Site Sports Contribution - £169,430.52**
- **Refuse Bins & Recycling Contribution - £8,904**
- **Travel Plan Contribution - £1,240**
- **Primary Education Contribution - £513,211.84**

The contributions will be the responsibility of the purchaser and due consideration should be made within any offer. (Please note that the overall S106 contribution may vary

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subject to housing mix and therefore the developer will be required to confirm that any S106 allowance assumed is aligned with a scheme that the land offer is based upon.)

Affordable Housing

Please allow for 35% affordable housing with a tenure split of 70% Social Rented Housing and 30% Shared Ownership Housing.

Further details on this element of the development, including offers from locally active RPs for the completed units will be supplied and uploaded to the Data Room on or before the offers due by date. This information is provided to inform offers and we advise prospective purchasers should also seek their own assurances in this regard.

Phase II Site Investigation

A Phase II site investigation has been commissioned and it is the intention that this report will be circulated prior to the offer date.

Any associated costs arising from the site investigations (if any) above standard construction costs should be included within any offer to arrive at a net land value.

Data Room & Information

The provided link and login details gives access to the complete suite of technical reports and surveys which were submitted to Cherwell District Council as part of the planning application process. Title and Land Registry details, utilities information, and approved drawings are also provided.

The Data Room will be updated following receipt of a Phase II Site Investigation and Affordable Housing Report which has been commissioned, and any other additional information to inform bids.

An agreed list of reports and surveys will be assigned to the purchaser on legal completion and a Letter of Reliance will

be provided from external consultants confirming use and reliability of the relevant reports.

Method of Sale

The site is being offered to a shortlist of developers on a subject to contract basis and any conditional offers must clearly state any conditions attached to their offer and a list of any assumed abnormal cost allowances.

It is acknowledged that an element of payment deferral may well be required and this should also be outlined as part of any proposal. Please note preference will be given to bids with a minimum of conditionality. The land shown edged red on the legal plan will be sold freehold with vacant possession on completion.

Offers are to be submitted to Julian Hamer, j.hamer@gladman.co.uk at Gladman Developments and David Thorpe, david.thorpe@brown-co.com at Brown & Co by email by 12.00 Noon, 29th January 2020.

Selected bidders will be required to attend an interview week commencing 3rd February 2020 following which a buyer will be selected.

Vacant Possession

The land will be sold freehold with vacant possession on legal completion.

Legal Costs

The purchaser will be expected to give a legal cost undertaking of up to £20,000 plus VAT in the event they withdraw from the transaction following agreement of heads of terms and issuing of the contract documentation.

VAT

Gladman Developments Ltd and the owners have elected to charge VAT and this will be payable by the purchaser on legal completion in addition to the purchase price.

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and local council

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homes
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 **2009**

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