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Land off Packhorse Lane, Marcham

Outline planning permission for the erection of up to 36 new dwellings, P14/V1976/O.

Savills (UK) Ltd and Pengwern Estates have been formally instructed to seek unconditional offers for the above outstanding development opportunity on land to the south of Packhorse Lane, Marcham. Offers for the freehold are sought on an unconditional basis and we enclose sales details for your consideration.

We have been instructed to dispose of the land by way of a targeted marketing campaign to an agreed shortlist of developers in strict confidence. Parties may not discuss the matter with the Vale of White Horse, any queries in the first instance should be directed to Savills or Pengwern Estates.

A full technical pack is available at <http://www.manoroakhomes.co.uk/marcham2>. Please contact Savills or Pengwern Estates for a password to access all the information available.

Location

Marcham is located 8.8 miles (14.2 km) to the south of Oxford, 2.5 miles (4.0 km) to the west of Abingdon and 19 miles (30.6 km) to the north of the M4, accessed via the A34 2 miles (3.2 km) to the east. Each location can be reached in the following approximate car journey times; Oxford 14 minutes, Abingdon 7 minutes, and the M4 21 minutes. (Source: Google Maps).

The land is located 7.9 miles (12.7 km) north-west of Didcot Parkway train station. There is a main line train service providing journey times to London Paddington in approximately 45 minutes at peak times, and Reading in approximately 13 minutes.

There is also a train station located in Oxford, providing journey times by train to London Paddington in approximately 59 minutes at peak times, and Birmingham New Street in approximately 1 hour 11 minutes.

Marcham has a Church of England Primary School and one public house called The Crown in the centre of the village.

The Site

The land sits directly off Packhorse Lane and is currently vacant pasture land accessed off an existing driveway serving Marcham Priory and the Priory Park (Charles Church) development. Charles Church are compelled to

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upgrade the entrance road to an adoptable standard as part of their development, in addition they have an obligation to construct culverts under the road for the connection of services. The land is surrounded on the north, east and west by existing housings, with open pasture land located to the south. There are two recent developments close-by that have been completed within the last six years, firstly Linden Homes developed The Green to the north of the land and Millgate Homes developed 8 dwellings at The Croft located to the north-east. Furthermore Charles Church are currently developing a scheme of 18 dwellings immediately to the west of the subject land.

As detailed the land is currently vacant and has a flat topography. The site is approximately 1.75 hectares (4.31 acres) and predominantly rectangular in shape. Please note that part of the site includes an attenuation pond and Charles Church have a licence to construct, repair and drain.

Planning

The land benefits from outline planning permission for 36 dwellings (P14/V1976/O), all the dwellings range from 2 to 5 bedrooms in size, with scale and appearance reserved for consideration at a later date.

The suggested schedule of accommodation is as follows;

Plot Number	House Type	Bedroom Number	Square Footage
1	G	4	1970
2	B	4	1324
3*	J	3	893
4*	J	3	893
5	B	4	1324
6	A	3	1238
7	C	3	1292
8	C	3	1292
9	B	4	1324
10	D	3	988
11	B	4	732
12*	I	2	732
13*	I	2	732
14*	I	2	732
15*	I	2	732
16*	I	2	732
17*	J	3	893
18*	J	3	893
19	B	4	1324
20	B	4	1324
21	H	5	2400
22	B	4	1324
23	F	3	988
24	C	3	1292
25	E	3	1205
26	E	3	1205
27	G	4	1970
28	B	4	1324
29*	I	2	732

30*	I	2	732
31	D	3	988
32	F	3	988
33*	I	2	732
34*	I	2	732
35*	I	2	732
36	A	3	1238

* Denotes affordable housing tenures.

Further information, to include relevant drawings and details of land ownership are contained within the Technical Pack.

Method of Sale

Unconditional bids are invited from interested parties by **noon on Friday 24th April 2015**. Please note that the vendor will not be obliged to accept the highest or any other offer.

Points to note;

In order that we are able to accurately appraise all offers on a like for like basis please provide the following information in support of your bid:

- Confirmation of any conditions attached to the offer, and the anticipated timescales for satisfying the conditions;
- Provide details of any further information required prior to exchange, including anticipated timescales;
- Specify any proposed uplift or overage provisions contained within your offer;
- Specify any assumptions made in relation to anticipated abnormal development costs such as;
 - Provision of services;
 - Provision of the pump station;
 - Any other anticipated abnormal costs;
- Specify 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;
- Specify your proposed exchange deposit and confirm that this will be non-refundable;
- Provide details of how you propose to fund the purchase, including confirmation that your bid has received full board approval, or equivalent, and if not, the process and anticipated timescales required to obtain such approval;
- 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 in the vicinity or in dealing with the Vale of White Horse District Council.

Viewings and Further Information

It is possible to view the site just off Packhorse Lane, however if you require access please contact Savills (Mallam Grant) on 01189 520513 or Pengwern Estates (Benjamin Pryce-Boutwood) on 07879 405711 to inform us of when your site visit will be taking place.

Prior to inspecting the site, Savills strongly recommend that you discuss any points which are likely to affect your interest in the site, in order that you do not make a wasted journey. Neither the vendors nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents or consultants whilst on site. We have compiled a comprehensive information pack which includes the following documentation;

1. Introduction sales letter;
2. Various planning documents, such as the design & access statement;
3. Draft County Council Section 106;
4. Draft District Council Section 106;
5. Legal information including title extract and plan;
6. Planning statement;
7. Photos/map;
8. Air Quality Assessment;
9. Archaeological Geophysical Survey;
10. Habitat Survey;
11. Heritage Appraisal;
12. Ground Investigation Report;
13. Landscape Masterplan;
14. Planting Plan Overview;
15. Location Plan;
16. Site Plan;
17. Technical Summary;
18. Transport Statement;

The full information can be found at <http://www.manoroakhomes.co.uk/marcham2>. Please contact Savills or Pengwern Estates for a password to access all the information available.

Title

The freehold of the site is offered for sale with vacant possession upon completion. The land is held under title number ON170140, a copy of which is contained in the information pack.

Important Notice

Savills and their client give notice that:

- 1) They have no authority to make or give any representations or warranties 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) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

We trust that this village development opportunity is of interest to you. If you would like further information once you have digested the technical online documents please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read "E. Keeling".

Edward Keeling MRICS
Associate Director
Development Land & Valuations
Savills (L&P) Limited

A handwritten signature in black ink, appearing to read "B. Pryce-Boutwood".

Benjamin Pryce-Boutwood MRICS
Land & Planning Consultancy
Pengwern Estates