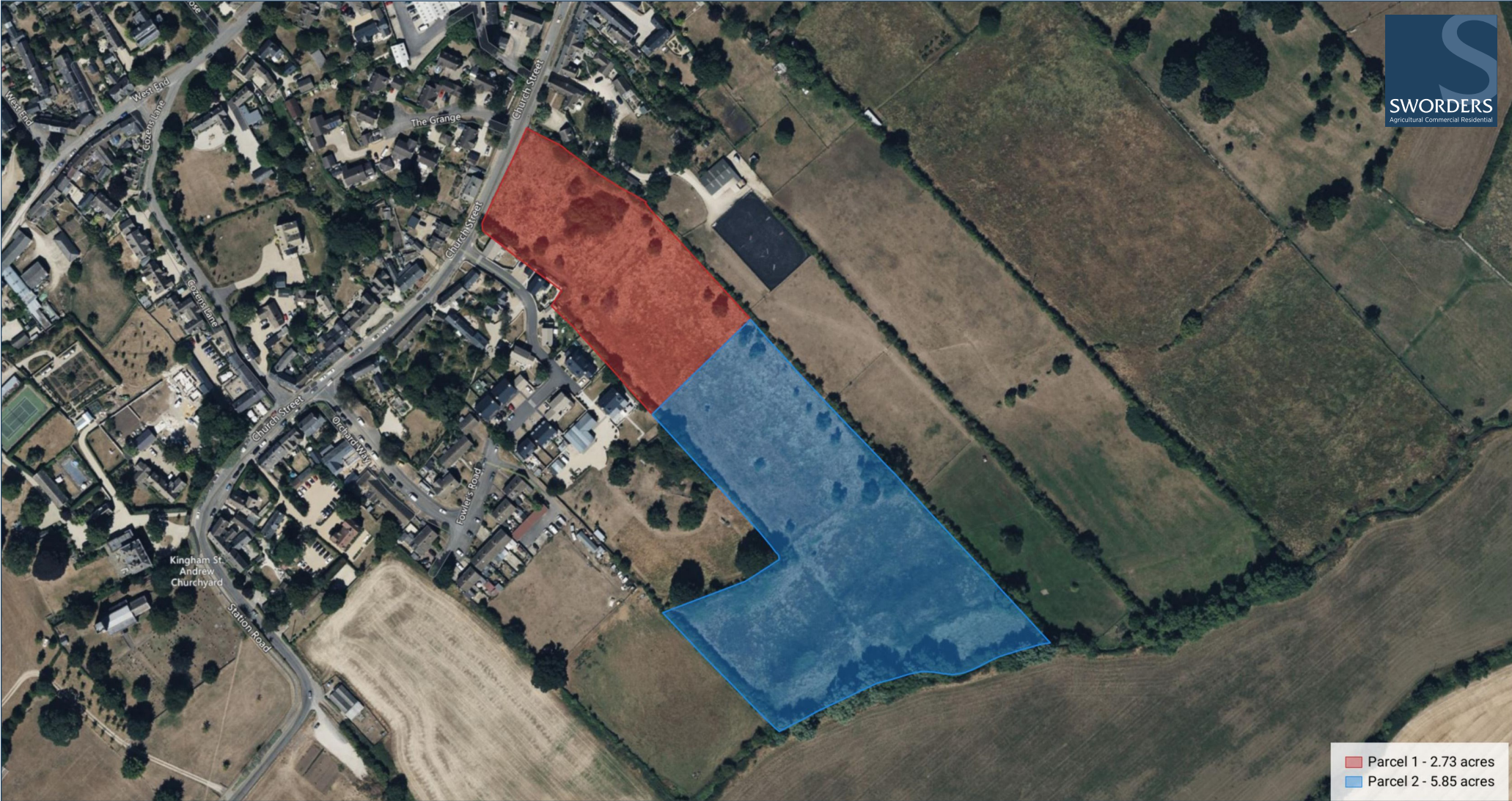




**LAND AT LOCKWOODS ORCHARD, KINGHAM OX7 6YA
FOR CONDITIONAL SALE UPON PLANNING**

SITE PLAN



SMALL STRATEGIC PARCEL FOR CONDITIONAL SALE UPON PLANNING AT KINGHAM

VENDORS' AGENT



SWORDERS

The Hall, Priory Hill, Rugby Road,
Wolston, Warwickshire
CV8 3FZ
T: 01788 435 435
E: Michael.Hudson@sworders.com
E: Olivia.Draper@sworders.com

Land at Lockwoods Orchard, Church Street, Kingham, Oxfordshire OX7 6YA

Approximately 3.5 hectares (8.6 acres) located on the South-Eastern perimeter of the attractive village of Kingham. The site is available for the conditional sale upon planning of parcel one with parcel two to be sold with the benefit of overage.

Parcel 1: 1.10 hectares (2.73 acres)

Parcel 2: 2.36 hectares (5.82 acres)



VIEWING STRICTLY BY APPOINTMENT WITH THE VENDORS' AGENT

THE LAND



The land offered for conditional sale upon planning extends to approximately 3.47 hectares (8.57 acres) and is situated on the South-Eastern edge of Kingham.

LOCATION

Kingham is an attractive Cotswold Village situated within West Oxfordshire District Council, in easy reach of Daylesford, Chipping Norton and Stow-on-the-Wold. Kingham also benefits from a train station located approximately 1 mile from the village centre offering excellent main line links to Oxford and London, with London being only 90 minutes away.

Kingham is set within the broad Evenlode Valley. an Area of Outstanding Natural Beauty, and boasts large open village greens and elegant cottages dating back to the 17th and 18th centuries making it clear why the village was once chosen as Country Life's 'England's Favourite Village'. As well as the village shop and church, Kingham is also host to two highly esteemed pubs, The Wild Rabbit and The Kingham Plough. Public rights of way also link the Kingham to the popular village of Daylesford where you may visit Daylesford Farm shop and café as well as the Bamford Wellness Spa.

Kingham also offers great access to educational institutions, with a primary school within the village itself and Kingham Hill School catering for pupils 11 to 18 located just outside of the village.

The village's accessible location provides good road connections to the towns of Chipping Norton to the North-East and Stow-on-the-Wold and Morton-in-Marsh to the North-West. Oxford is also in easy reach via the A44 south. Kingham Train Station also links the town to the wider area. In addition to its urban connections, Kingham offers immediate access to the picturesque Cotswold countryside.

THE SITE

The total site comprises of 3.47 hectares (8.57 acres) of agricultural land located within the South-Eastern fringe of Kingham on Church Street.

The eastern and western boundaries of parcel one of the site are bounded by residential properties, with the newly built Swailbrook Place development of sixteen dwellings to the west. A dry-stone wall forms the northern boundary along Church Street and to the south of the site lies further agricultural land separated by a brook along the southern boundary.

As alluded to in the sites name, Lockwoods Orchard, there are a small number of apple trees dotted across the site. With the exception of the dry-stone wall along the northern boundary, the site is bounded by mature hedgerow.

PLANNING

The site is located within the planning jurisdiction of West Oxfordshire District Council.

Prior to our involvement, pre-application advice was sought in 2019, from West Oxfordshire District Council on the north western area of the site for a development of 14 dwellings.

The pre-application advice given by the planning officer was that the site falls into Policy H2, undeveloped land within the built up area and that the scheme is unlikely to be considered to have a negative impact on the AONB landscape. However it is stated that the development would result in the "loss of an area of open space that makes a valuable contribution to the character and appearance of the area and the significance of the Conservation Area". It is noted that

the planning officers written response differs from that given on the onsite meeting whereby it was referred to as 'policy compliant infill development'.

It is our consideration that the proposed scheme in the pre-application enquiry is an over intensification of the site and a smaller scheme may be considered more in keeping with the village and surrounding area.

The site lies within a High Value Zone (under Policy H3) whereby on any scheme of 11 or more units, a 50% on-site affordable housing provision is expected.

It is the Council's preference that should one wish to pursue a planning application on the site then a full planning application should be submitted rather than an outline application.

A copy of the pre-application enquiry response is included in the additional information pack available from the Vendor's agent.

TERMS

The intention is to sell all of the land comprising parcels one and two (totalling 8.57 acres) together.

The sale of parcel one will be conditional upon planning for a residential development which maximises the value of parcel one.

The sale of parcel two is to be included within the sale of parcel one with the benefit of any overage in the event planning is secured at a later date.

ACCESS

Access to the site is taken off Church Street.



EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in the particulars.

BOUNDARIES

The Purchaser will be deemed to have full knowledge to the boundaries and neither the Vendor nor the Agent will be responsible for defining any boundaries.

ADDITIONAL INFORMATION PACK

An additional information pack is available containing copies of the pre-application advice and Land Registry information. Electronic copies are available free of charge on request via Sworders Dataroom.

LOCAL AUTHORITY

West Oxfordshire District Council,
3 Welch Way, Witney OX28 6JH

T: 01993 861000

VIEWING

Viewing is strictly by prior appointment only with the Vendors' Agent.

T: 01788 435 435

E: michael.hudson@sworders.com

E: olivia.draper@sworders.com

DIRECTIONS (OX7 6YA)

From Chipping Norton, take the B4450 South-West to Churchill, turn right onto Kingham Road/Churchill Road then turn left onto Church Street. The site will be on your left. Please follow the post code OX7 6YA.

WHAT 3 WORDS

///rigid.marketing.loud

what3words gives every 3m x 3m square in the world a unique 3 word address. This describes the current access to the property.

IMPORTANCE NOTICE

Sworders for itself and the Vendors of this property give notice that the particulars are a general outline only for the guidance of intending purchasers and do not constitute an offer or contract.

All descriptions and any other details are given without responsibility and any intending purchaser in this matter. All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationary Office for reference purposes only and are not to be relied upon in any Contract. Crown Copyright Reserved.

MONEY LAUNDERING

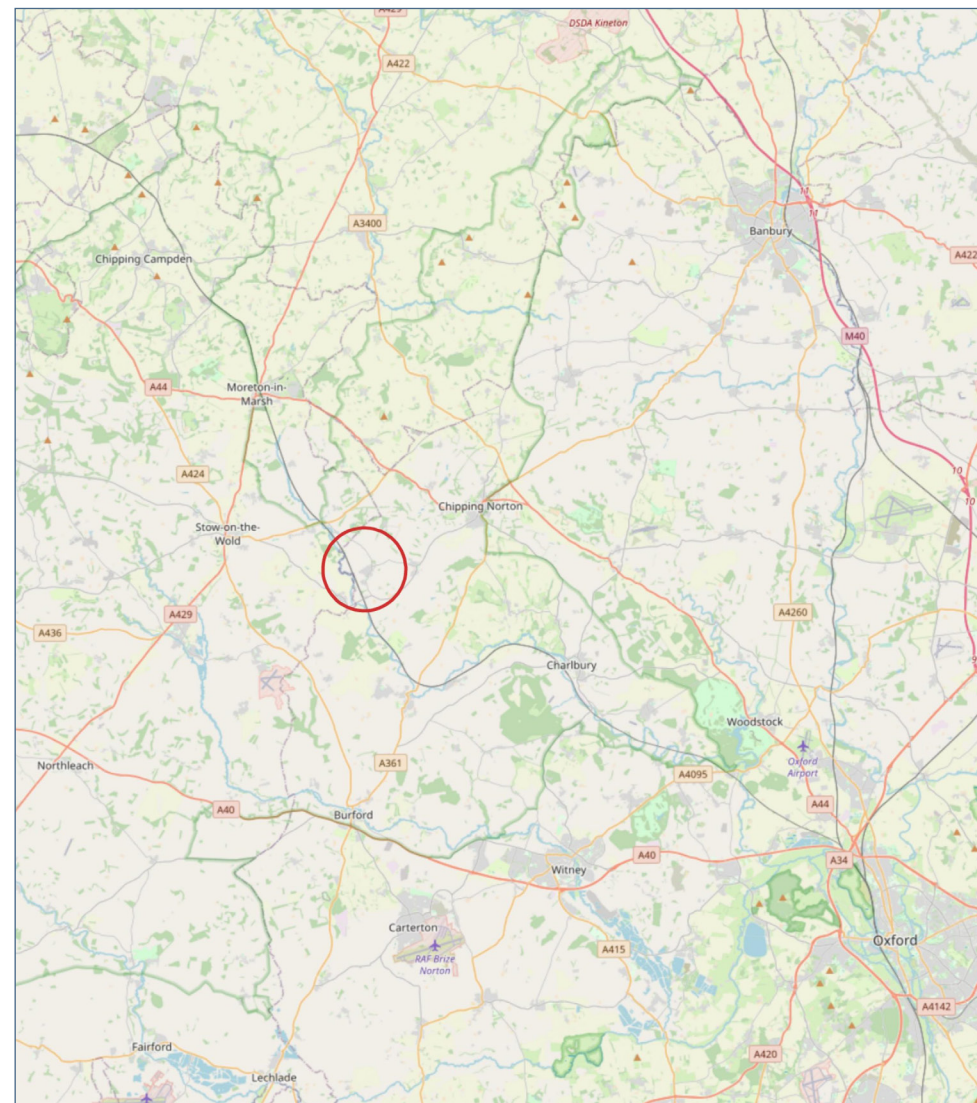
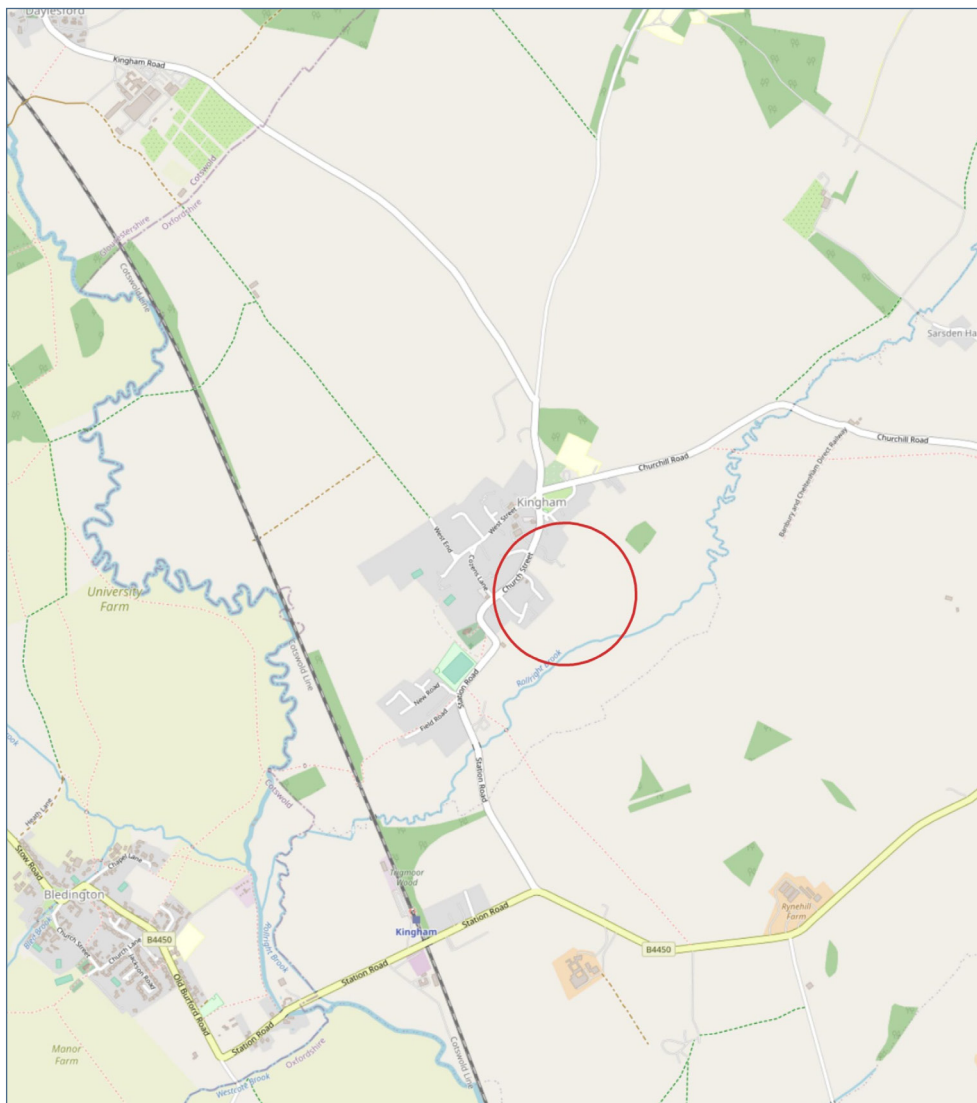
In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and their address to the Selling Agents.

Photographs taken – September 2023

Particulars made – September 2023



LOCATION PLANS





SURVEYORS | PLANNERS | ARCHITECTS

The Hall, Priory Hill, Rugby Road, Wolston, Warwickshire CV8 3FZ T: 01788 435 435 www.sworders.com