



Residential Development Opportunity
Land at Station Road, Hook Norton, Oxfordshire OX15 5NA

HOWKINS &
HARRISON

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A residential opportunity – land at Station Road, Hook Norton, outline consent in the Cherwell district. An outline consent for a total of 55 new dwellings, along with the demolition and re-building of former railway abutment wall and with associated infrastructure.

Extending to circa 6.51 acres (2.63 ha).

Features

- Development land
- Outline planning consent
- 55 dwellings within the outline bracket
- Edge of established village
- Data room for all documentation

Distances

- Chipping Norton 5 miles
- Banbury 19 miles
- Charlbury 10 miles

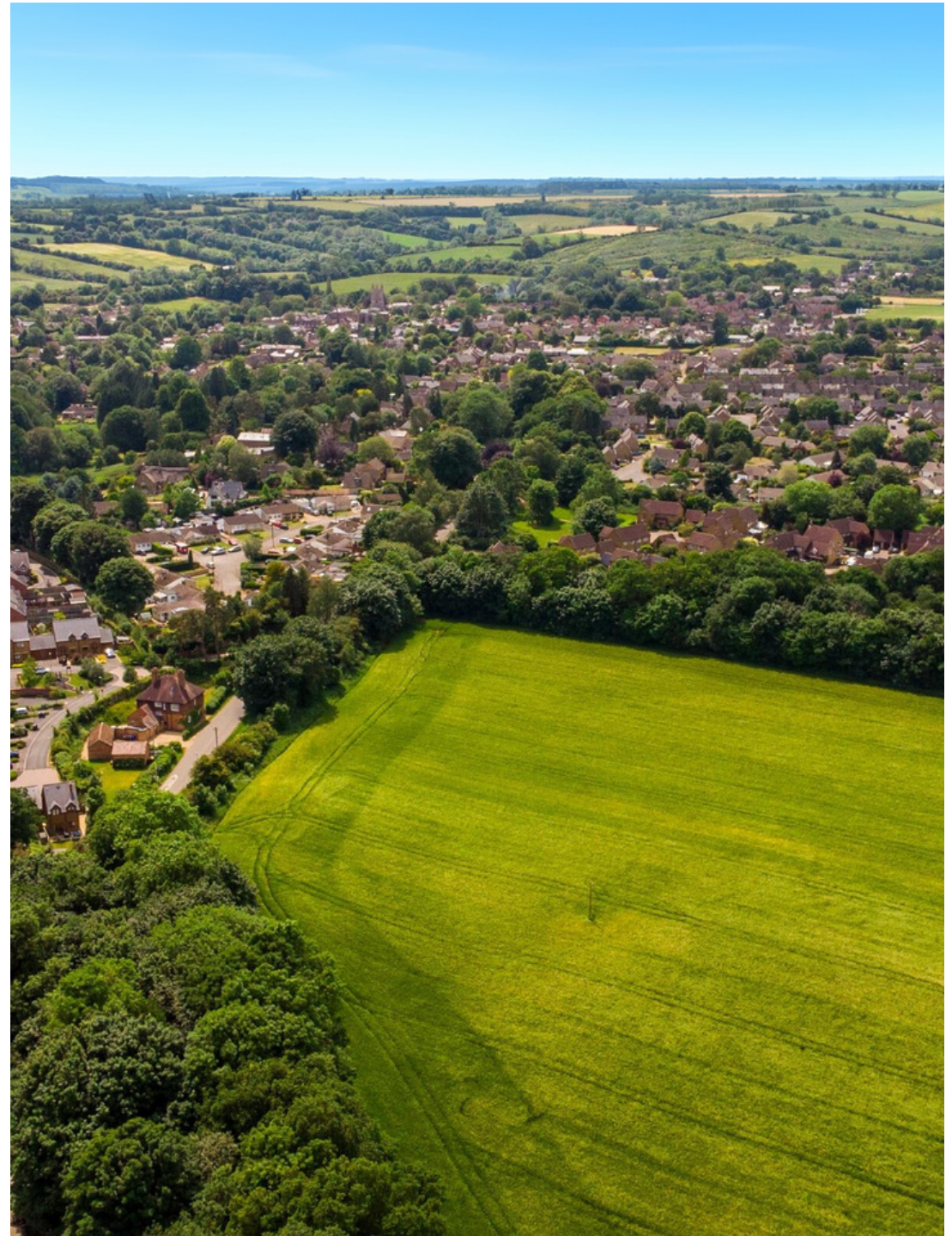
Description

The site is located within Cherwell District Council and extends to approximately 6.51 acres (2.63 ha) and has received an outline consent for up to 55 dwellings along with associated open space and attenuation pond. The consent also confirms the demolition and re-building of former railway abutment wall.

The land is currently greenfield land and used for agricultural purposes and is located in a pleasant semi-rural aspect within easy reach of the facilities in the village centre.

The proposed development has been designed to incorporate a range of properties up to a maximum of 55.

Offers are invited from interested parties by midday on 27th November 2025. All offers must be submitted in accordance with the tender pro-forma which is available in the dedicated data room or direct from the joint marketing agents Howkins & Harrison.





Location

The application site is located on the edge of the village of Hook Norton, north of the public highway known as Station Road.

The village of Hook Norton is an attractive sought after village situated in north Oxfordshire between the market towns of Banbury and Chipping Norton on the eastern edge of the Cotswolds. The village is particularly well serviced with a large village shop, butchers, post office, two pubs, local brewery, doctor and dental surgeries, library and vets. There are also good educational facilities in the area including an excellent primary school in Hook Norton itself, with senior schools further afield at Bloxham, Chipping Norton and Banbury.

The market town of Chipping Norton is nearby and offers more extensive shopping and entertainment with an attractive local theatre and many restaurants and pubs. Comprehensive facilities can also be found in Banbury (19 miles), Oxford (25miles) as well as Cheltenham (30 miles) and Milton Keynes (37 miles).

Hook Norton has good transport connections with train services to London/Paddington from nearby Charlbury (10 miles) and from Banbury (19 miles).

Road connections onto the M40 motorway are either at Junction 10 (Ardley) for the south or Junction 11 (Banbury) for the north.

Leisure and sporting activities in the area include a sports and tennis club in the village, Soho Farmhouse at Great Tew (7 miles), Daylesford Organic Farm Shop & Spa at Daylesford (11 miles), golf at Tadmarton Heath, Chipping Norton and Lyneham, theatre at Oxford, horse racing at Cheltenham and Warwick, hunting with the Heythrop and Warwickshire hunts and polo at Kirklington. The surrounding area includes the Cotswold area of outstanding natural beauty with many footpaths and bridleways for walking and riding.



Proposed Development

Outline planning consent subject to entering into a S.106 agreement has been granted for development of up to 55 residential dwellings, landscape, open space and the demolition and rebuilding of the railway abutment wall via committee on 5th June 2025. See planning application reference number 24/03243/OUT for more details – for clarity all matters are reserved accept access.

A copy of the decision plus previous Committee Minutes etc and associated Section 106 Unilateral Undertaking are contained within the data room.

The proposed surface water drainage strategy includes an attenuation pond with an outfall to an existing open surface water drain.

The Section 106 Agreement can be found in the data room along with other documents. Site access onto Station Road was determined as part of the outline consent and further details with the site access arrangement can be found within the data room.

Affordable Housing

Affordable housing is secured by condition and ensures a provision of 35% of the site as expressed in the committee report.

Wayleaves, Easements, Covenants and Rights of Way

Any agreement will be made subject to, and with the benefit of all existing wayleaves, easements, covenants and rights of way associated with the site whether detailed in the brochure or not. The prospective development partner will be required to rely upon their own legal due diligence prior to entering into any agreement.

Plans, Areas and Schedules

The plans are for reference only. The red lines on the photographs and plans are for identification purposes only. The development partner shall be deemed to have satisfied him or herself as to the description of the property.

Viewing

Viewing of the site is strictly by appointment only and interested parties are asked to contact Howkins & Harrison in order to arrange access. The landowner nor agents accept any responsibility for health and safety of individuals when on the land.

Data Room

The vendor has commissioned a suite of technical and planning information which can be found in the data room – for access please contact the agents. A Phase II site investigation has been commissioned and will be placed in the data room shortly. All interested parties will be notified.

Letters of Reliance

The reports and surveys to be assigned to the purchaser upon legal completion are set out within the data room along with a schedule of letters or reliance. All bidders are urged to read the letters of reliance.

Utilities

Utilities Searches have been undertaken with all the local service providers. The Utilities Statement report is provided within the data room.

Interested parties are advised to make their own enquiries of the relevant statutory authorities to ensure that any services adjoining or serving the site are adequate for the proposed development.

VAT

An election was made to waive the VAT exemption on the land and, as such, VAT will be payable on the purchase price.

Tenure & Possession

The land is being sold with vacant possession upon completion.

S106 Agreement

The Section 106 Agreement is currently under negotiation and will be made available to view as soon as it is agreed and signed. In the event the S.106 agreement is not signed and the decision notice not issued prior to the bid due date, bidders are to refer to the S.106 obligation schedule and draft planning conditions presented in the committee report, both of which are located within the data room. It will be the responsibility of the Purchaser to fulfil all obligations under the Section 106 Agreement and the Purchaser is to indemnify the Vendor against any future costs or liabilities.

Overage

Bidders are encouraged to indicate their tolerance to overage in respect of the site, to potentially deal with coverage, sales values and S106 savings.

Special Conditions

The Purchaser is responsible for the Vendor's Surveyors and legal costs in relation to this transaction.



Submission Procedure Framework

All submissions must be put forward prior to the deadline, which is midday on 27TH November 2025.

Submissions can be hand delivered (or sent by recorded delivery) to the offices of Howkins & Harrison in an envelope clearly marked with the words:

“LAND AT STATION ROAD, HOOK NORTON – Offer Submission”.

Alternatively, submissions can be sent by email and will be accepted if received in advance of the deadline.

All submissions sent by email must be sent to the following email addresses:

Andrew.pinny@howkinsandharrison.co.uk

or

Tayla.cave@howkinsandharrison.co.uk

All submissions are required to include a completed bid submission proforma which is made available to download in word format from the data room listed above.



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



CONTACT US

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