

FOR SALE

PROPOSED EMPLOYMENT LAND ALLOCATION • WICKLESHAM • FARINGDON • SN7 7PN



**Whitmarsh
Lockhart**

Commercial Property Advisors



**Up to 8.13 Hectares
20.1 Acres**

- LAND SAFEGUARDED FOR EMPLOYMENT USES (CLASSES B2 AND B8)
- AVAILABLE IN PART OR AS A WHOLE
- ADJOINING THE A420, SWINDON TO OXFORD ROAD
- EXCELLENT LOCATION IN CENTRAL SOUTHERN ENGLAND

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The Opportunity

A substantial strategic proposed employment site, well located in central southern England.

Location

Faringdon is a popular and attractive town, well situated in Western Oxfordshire. Swindon is approximately 9.5 miles west of Faringdon and Oxford 18 miles east, via the A420. The town has a strategic location in central southern England, with the M4 junction 15 at Swindon approximately 15 miles and the A34/M4 interchange approximately 24 miles.

The site directly adjoins the A420.

The Site

The site comprises a former shallow quarry, currently undergoing post abstraction restoration. The site is level and surrounded by the former quarry wall.

Access to the site is gained via a private estate road, leading directly to the A420. The site boundaries are shown for identification purposes only on the attached plan outlined in red, which is within the quarry wall.

The quarry is designated as a SSSI for its paleontology content. The walls of the quarry are a rich source of fossils and their ownership and management will be retained by the vendor.

Site Area

Up to 8.13 hectares (20.1 acres). Please note consideration will be given to dividing the site into smaller plots.

Planning Position

The site has been identified in the Faringdon Neighbourhood Plan 2016-2031, which was adopted as part of the current District Council's Development Plan. Under Policy 4.5B Wicklesham Quarry has been safeguarded for employment uses (Classes B2 & B8) following the completion of quarrying and restoration activities on the site and is subject to conditions. A copy of the Neighbourhood Plan is available on request.

Please note the planning jurisdiction for this site currently lies with West Oxfordshire County Council.

Site Information

Further information on the site is available from the agents.

Tenure

Freehold.

Quoting Terms

Please contact the agents.

Subject to detailed planning permission, disposals will be considered.

Land sales will be subject to VAT.

Anti-Money Laundering

Purchasers will be required to provide proof of identity information in order that Anti-Money Laundering checks can be undertaken, before an offer can be accepted.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Agency Services

- Sales
- Development advice
- Lettings
- Acquisition advice



Paul Whitmarsh MRICS
Partner

Contacts

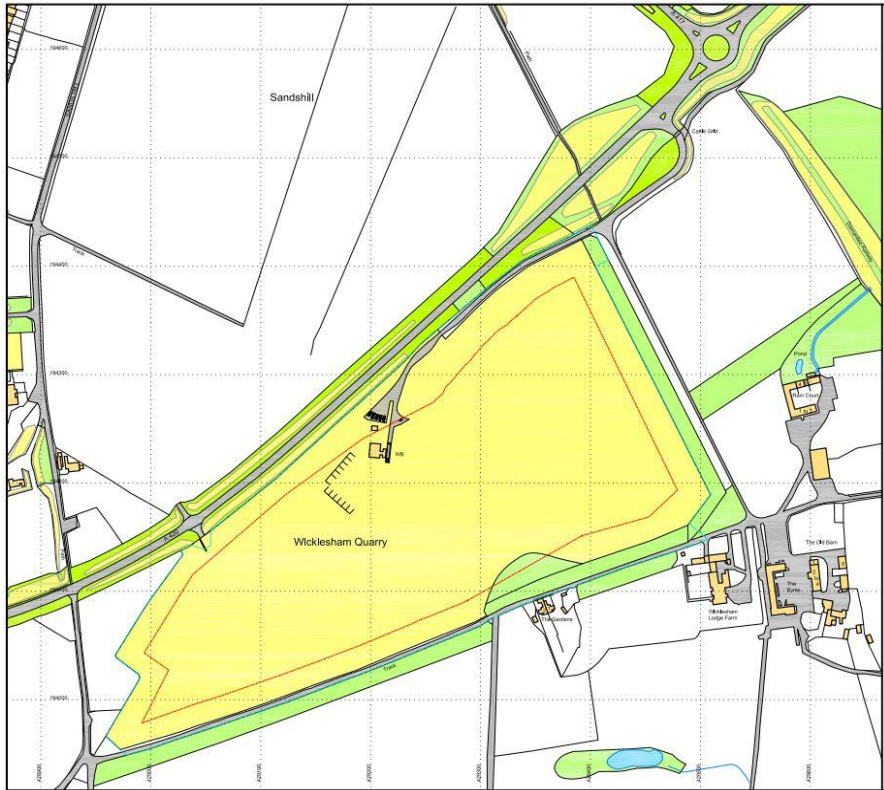
Viewing and further information is strictly by prior appointment through the joint agents:

Paul Whitmarsh MRICS
01793 544832 • paul@whitmarshlockhart.com

Or

Andrew Brown MRICS FAAV, Marriotts
Andrew.brown@marriotts.co.uk
01367 242422





Not to scale





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