

Longford Park

LOCAL CENTRE

AVISON
YOUNG



Approximate boundaries for identification purposes only.

For
sale

**LAND WITH PLANNING PERMISSION
FOR NEW LOCAL CENTRE**

LONGFORD PARK ROAD | LONGFORD PARK | BANBURY | OX15 4GD

Highlights

- FREEHOLD LAND OPPORTUNITY WITH PLANNING PERMISSION
- LOCATED AT THE HEART OF LONGFORD PARK
- COMPREHENSIVE SITE EXTENDING TO 1.4 ACRES (0.57 HECTARES) GROSS
- UNCONDITIONAL OFFERS INVITED FOR THE FREEHOLD INTEREST



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Location

Longford Park is located in the village of Bodicote approximately 1.8 miles south of Banbury town centre via the A4260 Oxford Road. The land comprising the Longford Park local centre is predominantly surrounded by newly developed housing together with Longford Park Primary School, a community centre and public open space with agricultural land beyond the curtilage of the development.

The scheme is well positioned in relation to the wider surrounding area in being located approximately 13 miles north west of Bicester, 23 miles north of Oxford, 30 miles south west of Northampton and 46 miles south east of Birmingham.

The site is also located approximately 3 miles from Junction 11 of the M42 Motorway at Banbury and 2 miles from Banbury Railway Station with direct trains to Birmingham New Street (50 minute duration) and London Marylebone (1 hour duration).

Legend

- A** Longford Park
- B** Horton General Hospital
- C** Banbury Railway Station
- D** Banbury Town Centre
- E** Banbury Gateway Retail Park
- F** M40 Junction 11



Description

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The local centre land comprises three parcels of land at the intersection of Longford Park Road with Hobby Road and Songthrush Road in the heart of Longford Park, a new development with over 1,000 homes already occupied.

Parcel A comprises the land with planning permission for apartments over a surgery and retail units which measures approximately 0.52 acres (0.21 ha) gross.

Parcel B comprises the land with planning permission for apartments over retail units and nursery which measures approximately 0.36 acres (0.15 ha) gross.

Parcel C will form a hardstanding car park facility measuring approximately 0.52 acres (0.21 ha).

The boundary of the full extent of the property is delineated in red on the enclosed site plan which illustrates the combined total of approximately 1.4 acres (0.57 ha) gross.



Planning

The property is within the jurisdiction of Cherwell District Council and benefits from an outline planning permission under application no. 14/01888/F for the erection of two local centre buildings.

One of the two local centre buildings is to contain four apartments (3 x 2 bed and 1 x 1 bed) over one retail unit and a surgery. The other building is to contain four apartments (2 x 1 bed, 1 x 2 bed and 1 x 3 bed) over three retail units and a nursery.

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Tenure & Services

TENURE

The property is to be sold freehold in its current condition.

The property is sold subject to all third party rights, easements and statutory designations currently passing.

Prospective purchasers must make their own enquiries in this regard.

SERVICES

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage and should rely on their own enquiries with the relevant statutory undertakers.

Method of Sale

TECHNICAL DATA ROOM

Further information in respect of the property is available in the dedicated technical data site available via the Avison Young website:

longfordpark.avisonyoung.co.uk

The technical data room has been compiled by Avison Young in their capacity as advisers to the Vendors. This has been compiled from information supplied by the Vendors and information available in the public domain. The technical information is provided solely for use by recipients in considering their interest in submitting an offer for the acquisition of all or any part of the Property.

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BASIS OF OFFERS

The Vendors have a strong preference for a sale of the freehold interest in the entire property on an unconditional basis. Conditional offers may also be considered. All offers whether on a conditional or unconditional basis should be supported by satisfactory proof of funds and timescales for exchange and completion.

Offers on a conditional basis should include details of the conditions to be discharged together with details of the timescales, scheme proposals (for bids on a subject to planning basis) and further details of the purchasing company.

Offers are to be submitted using the bid proforma that is available within the data room together with any supporting information to the selling agents

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Interested parties are permitted to submit an offer on more than one basis.

Our client reserves the right not to accept the highest or any offer received.

VIEWING

All parties wishing to inspect the property are required to make prior arrangements with Avison Young.

Avison Young request that interested parties do not attempt to gain access to the property outside of accompanied viewing inspections. We would request discretion in the event interested parties undertake any roadside inspections of the property.

VAT

All offers are to be exclusive of VAT which may apply.



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AVISON YOUNG

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January 2021.

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