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LAND – COMMERCIAL / ROADSIDE

Eddisons

Incorporating Barker Storey Matthews



TELEPHONE FIELD, BANBURY ROAD, WOODSTOCK, OXFORDSHIRE

OFFERS SOUGHT FOR DEVELOPMENT OPPORTUNITY

- 6.8 Acres Approx.
- Situated at Junction A4260 & 4095.
- Roadside Development opportunity.
- EV Charging Opportunity.

DESCRIPTION

Located at the junction of A4095 and A4260, approximately 1.5 miles north of Oxford Airport, the site is well located and served by the A4260 north of Kidlington.

The land comprises circa 6.8 acres (gross) and rises from the north of the site towards the southern part of the site. On the western side of the site, alongside the A4095, there is a vehicle layby. In the south-western corner of the site is an existing agricultural access into the site and the neighbouring land. On the edge of the boundary of the site, in the south-eastern corner, is a small dwelling, which is accessed off Banbury Road.

OPPORTUNITY

The land is situated within Cherwell District Council and provides an opportunity to bring the site forward to provide an EV Charging Station, plus potentially further Roadside uses supporting the local and wider community, subject to planning policy and consent.

STRUCTURE

We are seeking on behalf of the Landowner, developer, interest or operator to bring forward the subject site for the purposes of EV Charging and ancillary uses. This can be done by way of either a Promotion, Option or Hybrid Agreement. Agreements entered into can be phased to bring forward later phases of the development.

PRICE

The Landowner owner seeks offers for either the whole or part of the site by way of either a Promotion, Option or a hybrid of the two agreements.

Once a party has been selected, land pricing will be on an open-book process, subject to a minimum land value. Subject to Negotiations.

VAT

It is anticipated that the land will be Opted to Tax prior to completion.

SERVICES

We have not carried out any Surveys or established what services are available. Interested parties will be granted a period to carry out due diligence and make their enquiries.

PROFESSIONAL COSTS

The landowner seeks a contribution towards their professional fees.

PLANNING

The subject site is located within the District of Cherwell. Cherwell Local Planning Authority have issued their Local Plan 2040 Consultation, which is available via the Local Authority for review. We understand that Cherwell District Council will issue their finalised Local Plan later in the Summer of 2024.

We advise interested parties to make their enquiries with Cherwell District Council.

TIMING

We require as part of the Agreement, the acquiring party to identify the timetable to exchange and completion of contracts.

LOCK OUT PERIOD

The Landowner accepts that interested parties will seek a Lock-out period in which to carry out due diligence.

FURTHER INFORMATION

Interested parties are advised to discuss opportunities with the vendor'

VIEWING

The site is currently actively farmed and therefore, interested parties are requested not to go on site without prior notification with the landowner's agent.

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Date: June 2024

For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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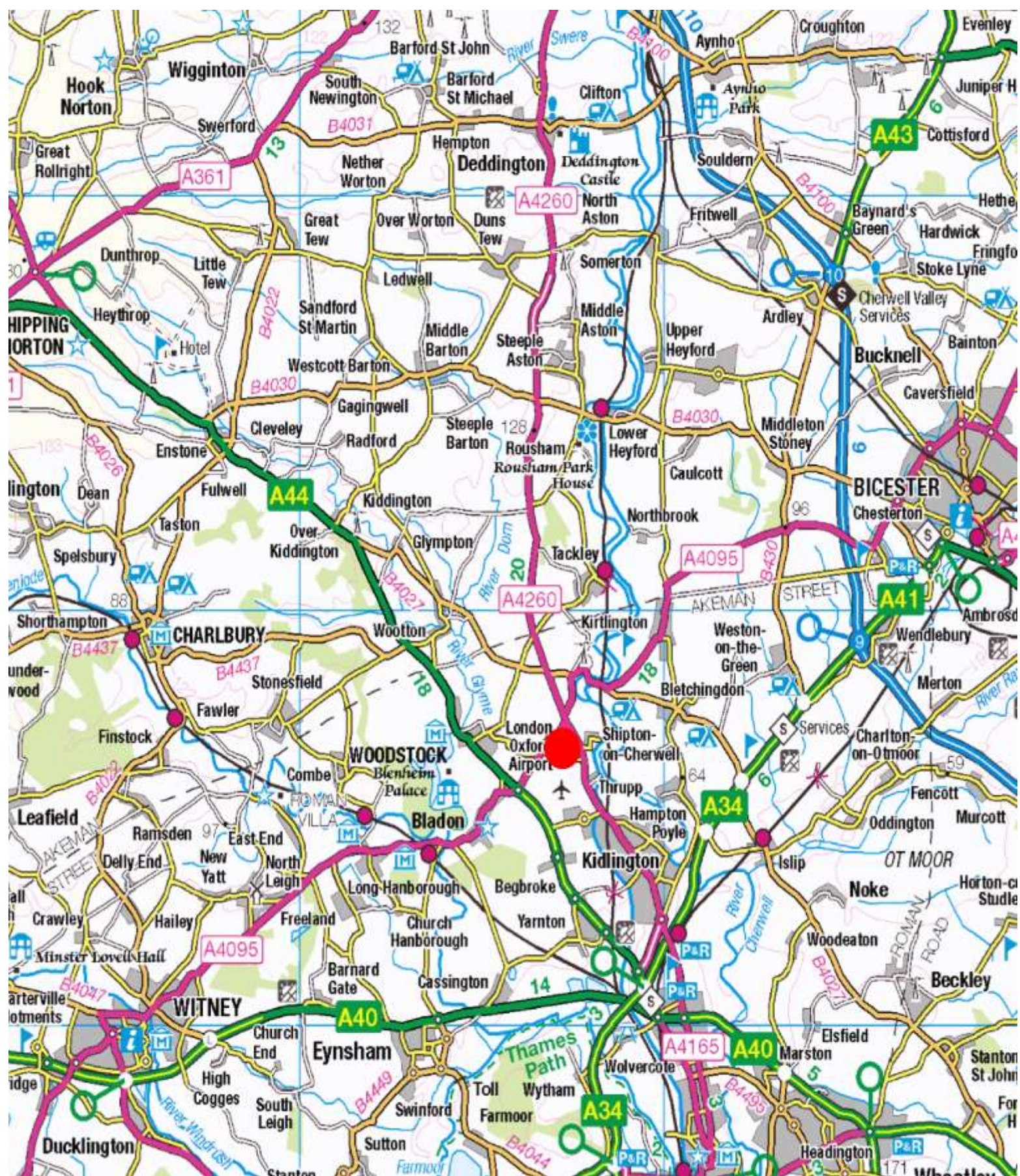
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