



# WINDLASS COURT

A DEVELOPMENT OPPORTUNITY

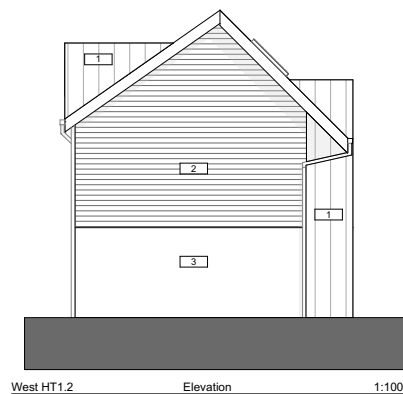


WINDLASS COURT  
THE LIMES  
STATION ROAD  
GROVE  
WANTAGE  
OX12 7PE

# SITE PLAN



# WINDLASS COURT



TYPE 1

## WINDLASS COURT

Bordering open countryside, an atmospheric c.0.44 Acre site for the development of a select group of 5 detached houses on the banks of the former Wilts & Berks Canal. The opportunity to create an exclusive development with a 21st Century contemporary aesthetic. The development is to offer sustainably constructed highly thermally efficient housing and the likely target market is 'Down-Sizing' buyers and family buyers seeking a more exclusive niche setting close to the Wessex Downs and all that the area has to offer. Ease of access to the nearby market towns of Wantage, Abingdon on Thames and Witney, with Swindon also over the Wiltshire border to the south. Excellent road and rail communications and all surrounded by an ancient landscape with the 5,000 year old Ridgeway running along the top of surrounding downland. PLOTS 1,2 4 & 5 are 3 or 4 bedroom detached houses with an internal volume of 1,420 sq ft / 132 m<sup>2</sup>. PLOT 3 is a 4 or 5 bedroom detached house with an internal volume of 2,367 Sq ft / 220 m<sup>2</sup>. The nearby village of Grove offers residents of Windlass Court the benefit of nearby amenities such as essential shopping etc, with the picturesque centre of Wantage only 2.2 miles distance.

GROSS DEVELOPMENT VALUE - £3.25 Million

## SCHEDULE OF DEVELOPMENT VOLUME

### GROSS EXTERNAL AREA

Total: 748m<sup>2</sup> / 8051 sq ft

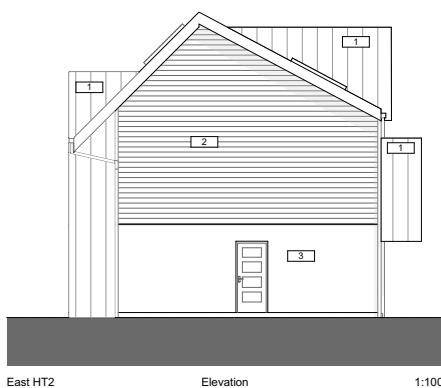
Plot 1: 132m<sup>2</sup>

Plot 2: 132m<sup>2</sup>

Plot 3: 220m<sup>2</sup>

Plot 4: 132m<sup>2</sup>

Plot 5: 132m<sup>2</sup>



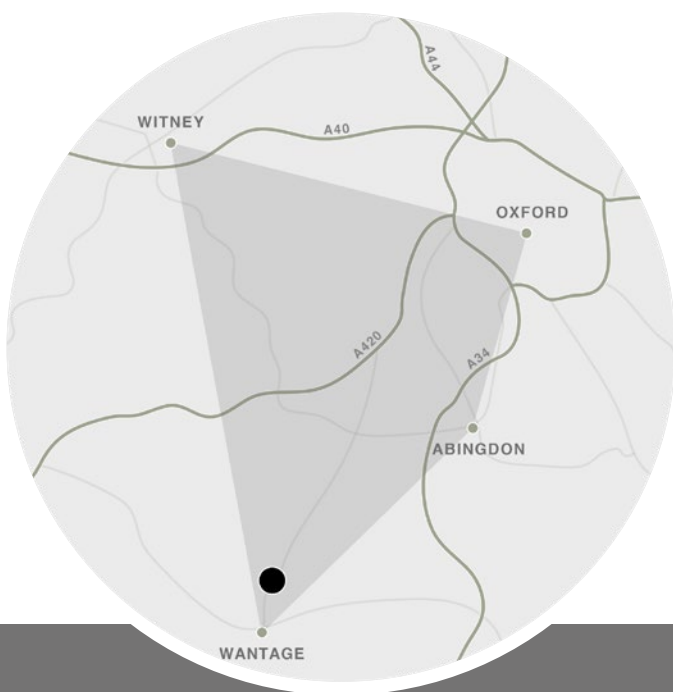
TYPE 2





Wantage, Oxfordshire, is an attractive and deeply historic market town, the birth place of King Alfred 'The Great' in the year 849. This is quintessentially English downland town arranged around an iconic Market Place bounded by some beautiful period buildings, including the Grade I Listed part 13th Century Church of St Peter & St Paul found behind Market Place in Church Street. The town has always been well connected throughout its history, lying directly between both Oxford and Swindon. In the industrial revolution the Wilts & Berks Canal was constructed in the vale connecting Abingdon on Thames to the north with the Kennet & Avon Canal near Melksham in Wiltshire and the canal was naturally rendered redundant by the London to Bristol railway line. The town has pubs, all manner of shops in its centre from boutiques to a Waitrose supermarket, a thriving community of 13,000+ citizens and the M4 Junction 14 lies only 8.3 miles away (London 67.8 miles). Didcot Parkway Station lies just 9.1 miles away with the service to London Paddington getting commuters in to London in under an hour. The surrounding rolling Wessex Downs landscape is dramatic with the ancient "Ridgeway" road running atop the downs for 87 miles from Avebury in Wiltshire to Ivinghoe Beacon in Buckinghamshire, thus providing some of the UK's finest walking territory. World renowned Oxford is just 17.4 miles to the north. The Windlass Court site is a rare find and we are anticipating strong demand.

## MAPS + DIRECTIONS



# PLANNING

ELECTRONIC  
VERSION

## Planning Decision

P21/V1315/RM

MacAlder Limited  
c/o Custom Build Homes  
89 Giles Street  
Hillend Industrial Estate  
Edinburgh  
EH6 6BZ

## PLANNING PERMISSION

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Application No : **P21/V1315/RM**

Application proposal, including any amendments :  
**Reserved matters following outline permission P18/V1742/O for the appearance, landscaping, layout, and scale, foul and surface water drainage and turning areas for 5 dwellings.**

**Outline Planning Application for a Residential Development of up to 5 Dwellings with all matters reserved excepting means of access**

Site Location : **The Limes Station Road Grove Wantage OX12 7PE**

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Vale of White Horse District Council hereby gives notice that **planning permission is GRANTED** for the carrying out of the development referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments as referred to above) subject to the following condition(s) :

1. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 358-PL 100, 358-PL 401, 358-PL 400, 358-PL 103 Rev C, 358-PL 201 Rev C, 358-PL 200 Rev C, 358-PL 300, 358-PL 301 Rev A, 358-PL 105 Rev A, 358-PL 104 Rev B, 358-PL 402, 358- PL 701, 358-PL 700 and 31242IPLS-01, except as controlled or modified by conditions of this permission.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.



2. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: By virtue of Section 91 to 95 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development shall be built using only the external materials specified on the forms and/or shown on the approved drawings the subject of this planning permission, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity (Policy CP37 of the adopted Local Plan 2031 Part 1).

4. Prior to the use of the new vehicular access, visibility splays shall be provided in both directions in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. Such splays shall be designed to ensure there is no obstruction to vision above 0.9 metre in height relative to the centre line of the adjacent carriageway over the whole of each visibility splay area. Thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.

Reason: In the interest of highway safety (Policy CP37 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).

5. Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 358 -PL 103 Rev C ; shall be constructed, surfaced and marked out. The parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.

Reason: In the interest of highway safety and to avoid localised flooding (Policies CP35, CP37 and CP42 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).

6. Prior to the use or occupation of the new development, the turning space shown on approved drawing number 358 -PL 103 Rev C; shall be constructed to enable motor vehicles to enter the site, turn around and leave in a forward direction. The turning space shall be constructed to prevent surface water discharging onto the highway. Thereafter, the turning space shall be kept permanently free of any obstruction to such use.

Reason: In the interest of highway safety and to avoid localised flooding (Policies CP37 and CP42 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).

7. No development shall take place until full details of both hard and soft

landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include hard surfacing materials, schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme. The approved scheme shall then be implemented prior to the first occupation of the first dwelling on site and maintained in perpetuity, unless otherwise agreed in writing with the LPA.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policy CP44 of the adopted Local Plan 2031 Part 1).

8. Prior to the commencement of development, a detailed scheme for the surface water drainage of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of any new building.

Reason: To ensure the effective drainage of the site and to avoid flooding (Policy CP42 of the adopted Local Plan 2031 Part 1).

9. Prior to the commencement of development, a detailed scheme for the foul water drainage of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of any new building.

Reason: To ensure the effective drainage of the site in the interest of public health (Policy CP42 of the adopted Local Plan 2031 Part 1 and Policy DP23 of the adopted Local Plan 2031 Part 2).

10. The development shall be carried out in accordance with the CIL Phasing Plan ref. 358 PL 105 Rev A. Phase 1A and 1B are enabling works and will not trigger CIL, the remaining phases will be liable for CIL on the commencement of each subsequent numbered phase by the individual self builder.

Reason: In the interest of securing the relevant Infrastructure funding in accordance with policy CP7 of the Local Plan 2031 part 1.

11. Prior to the use or occupation of the new development, a tracking drawing shall be submitted to indicate that a waste collection vehicle (11.643m x 2.5m with a turning radius of 11.25m) can enter the site, turn around and leave in a forward direction. The turning space shall then be constructed to prevent surface water discharging onto the highway. Thereafter, the turning space shall be kept permanently free of any obstruction to such use.

Reason: In the interest of highway safety and to avoid localised flooding



(Policies CP37 and CP42 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).

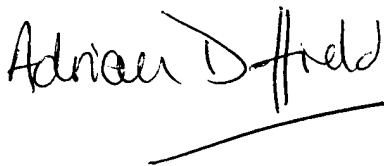
- NB: The development to which this permission relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the Vale of White Horse District CIL Charging Schedule. Once the planning decision has been agreed or confirmed a Liability Notice will be issued to the nominated person/company liable for CIL, or landowner(s). CIL Form 5 is required to be submitted to the Local Planning Authority PRIOR to the commencement of development where a liable development is granted by way of general consent. In the event the person providing CIL Form 5 is not the landowner then a CIL Form 2 shall also be submitted to the Local Planning Authority to assume liability BEFORE development commences. A commencement notice (CIL Form 6) must be submitted BEFORE development commences. The Local Planning Authority will send a Demand Notice to the person/company liable for CIL when the Commencement Notice is received. Failure to follow the CIL procedures could result in the full amount being due on the day of commencement, surcharges, and the removal of relief if eligible. Guidance on CIL is available on the planning portal website <http://www.planningportal.co.uk/cil> or the council's website <http://www.whitehorsedc.gov.uk/cil> together with the process for paying CIL.
- NB: The above permission/consent may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-condition(s) have been met.
- NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

## Key Policies

CP01	Presumption in Favour of Sustainable Development
CP03	Settlement Hierarchy
CP04	Meeting Our Housing Needs
CP29	Change of Use of Existing Employment Land and Premises
CP37	Design and Local Distinctiveness
CP42	Flood Risk
CP44	Landscape
CP46	Conservation and Improvement of Biodiversity
DP02	Space Standards
DP16	Access
DP23	Impact of Development on Amenity

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.

A handwritten signature in black ink, reading "Adrian D. Field". The signature is written in a cursive style and is underlined with a single horizontal stroke.

Head of Planning  
**16th August 2021**

## STATUTORY INFORMATIVE

### Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate  
Customer Support Unit  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN  
Telephone : 0303 444 5000  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)  
email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

### Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

### **Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

### **OTHER INFORMATION**

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).

### **BUILDING OVER GAS MAINS AND SERVICES**

Please note before you plan to dig, or carry out building work within the SGN gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact the SGN Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone SGN with general plant protection queries. See SGN details below: Phone 0800 912 1722 or email [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk)

For further information please refer to:

<https://www.sgn.co.uk/damage-prevention>

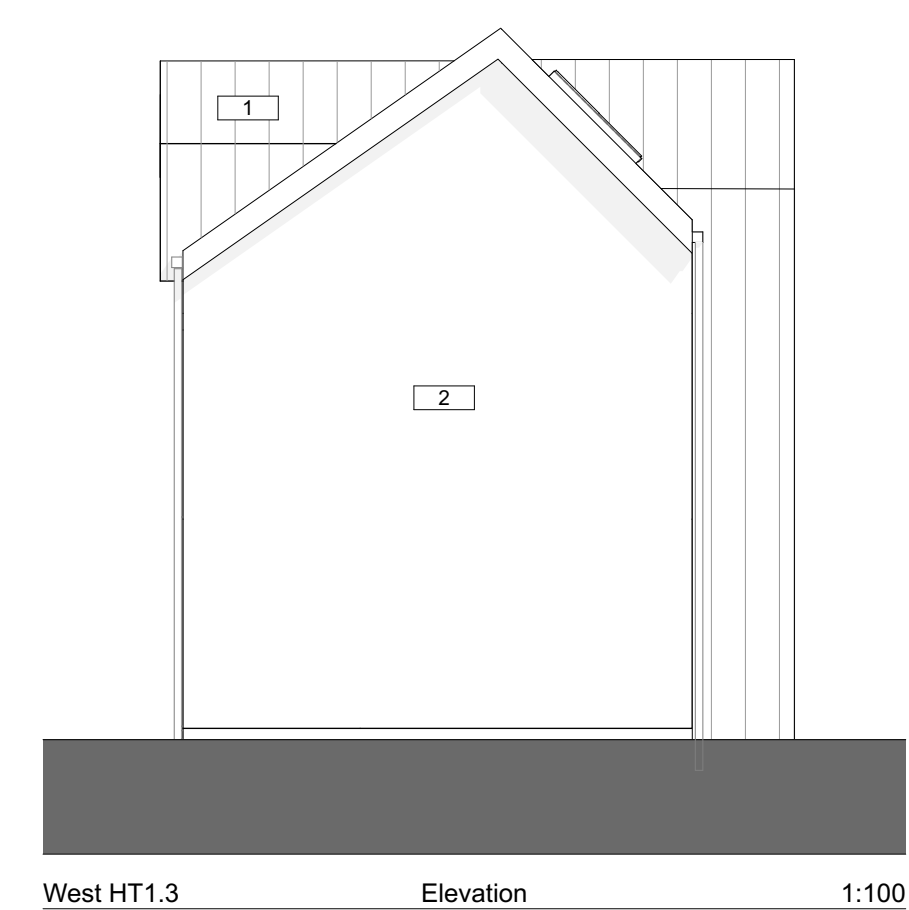
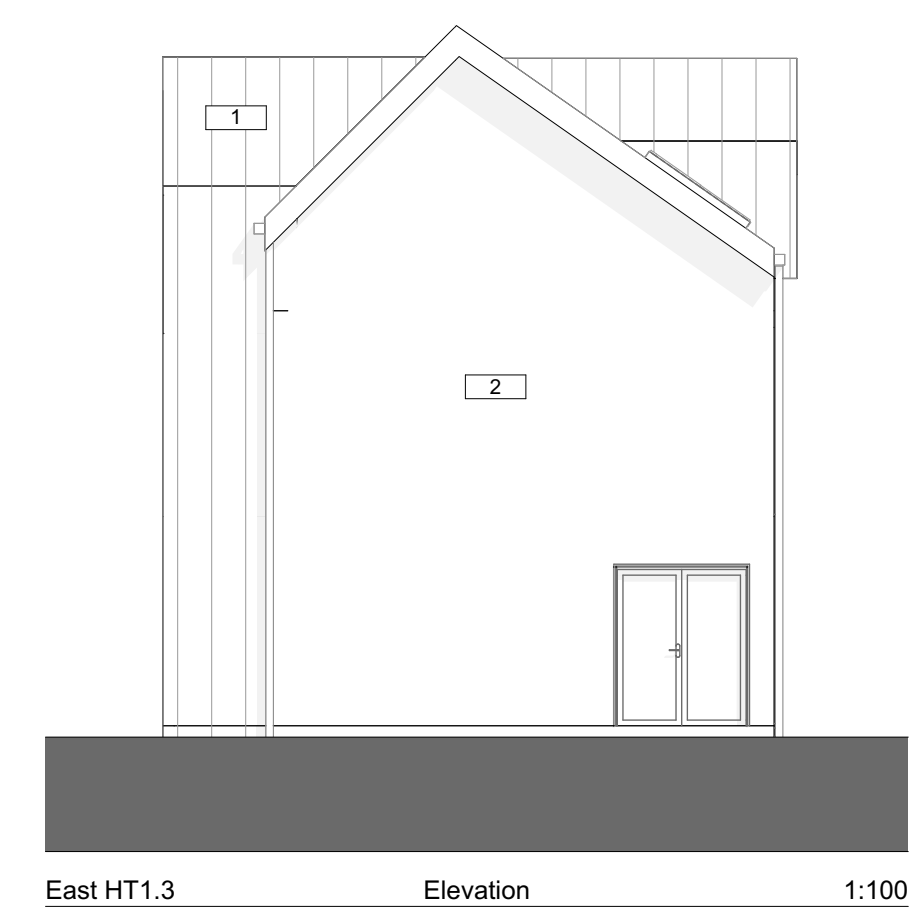
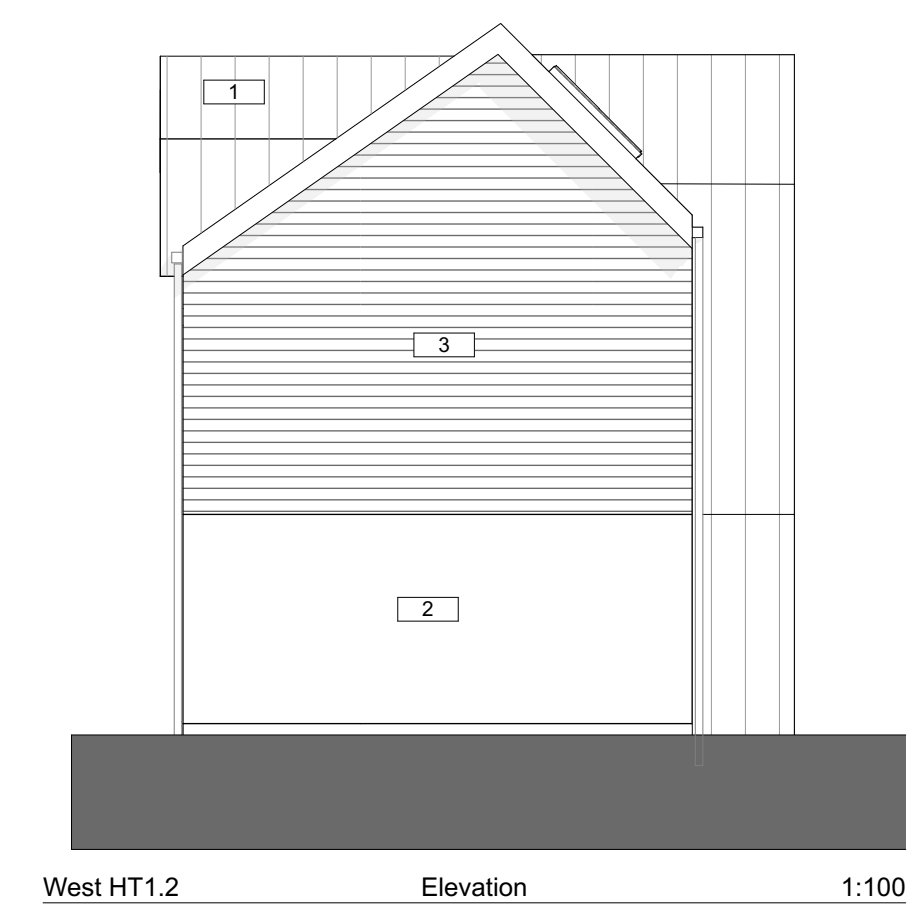
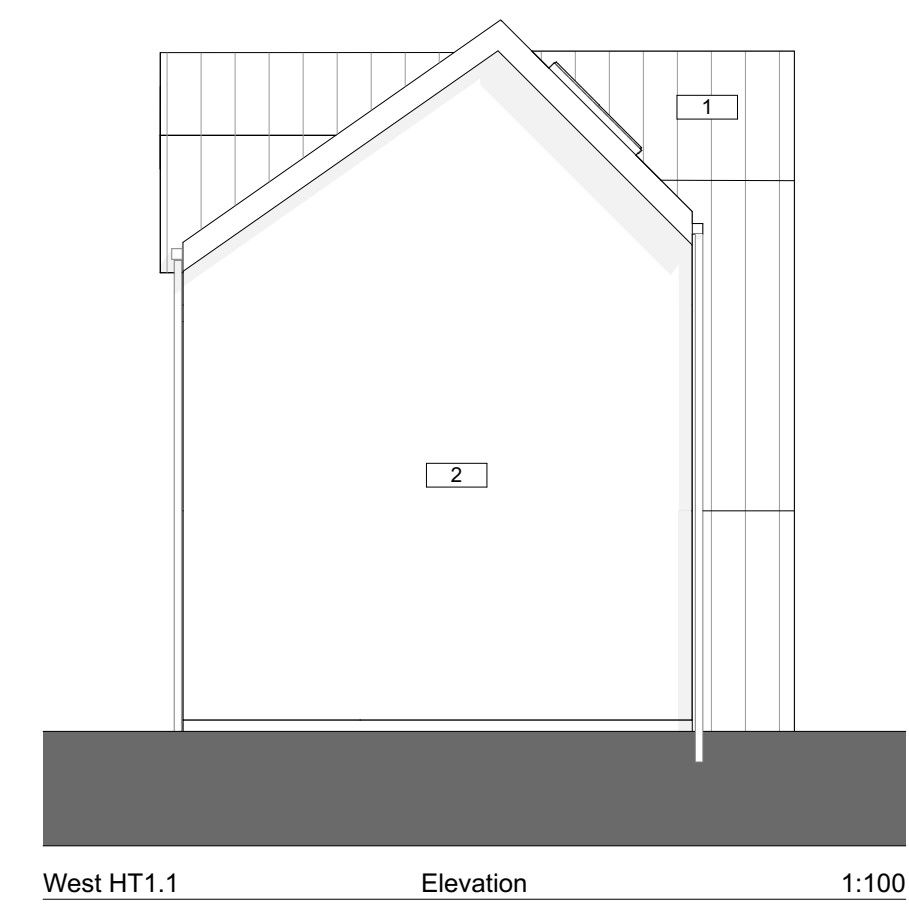
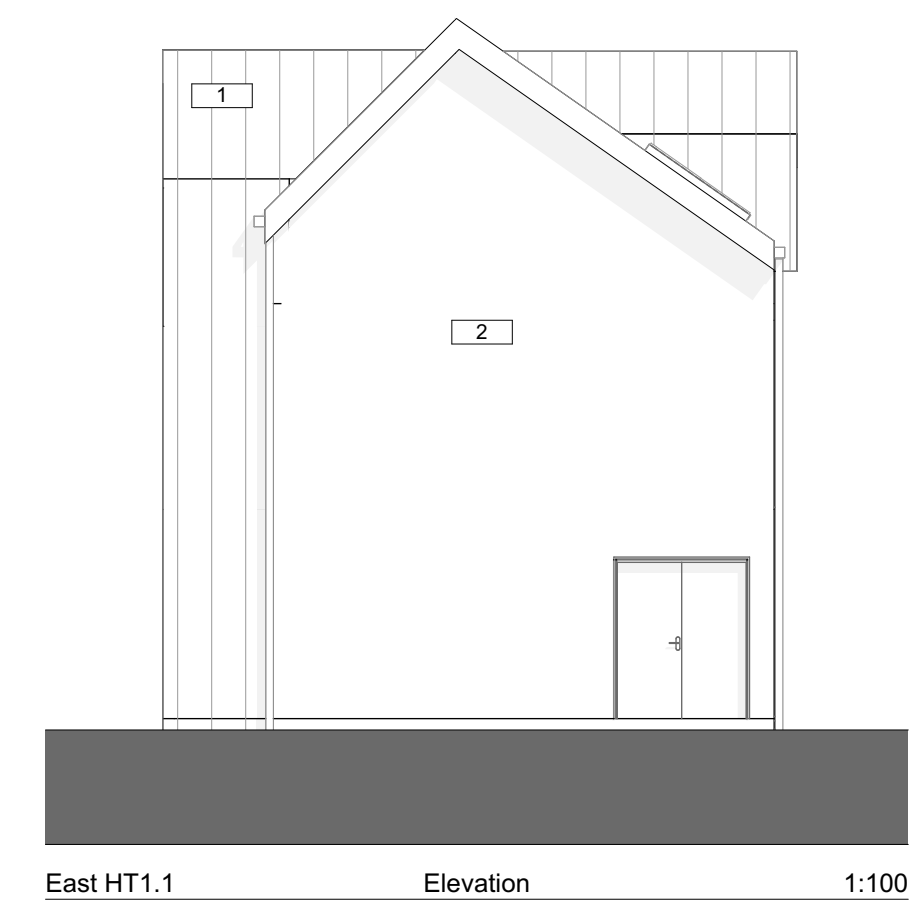
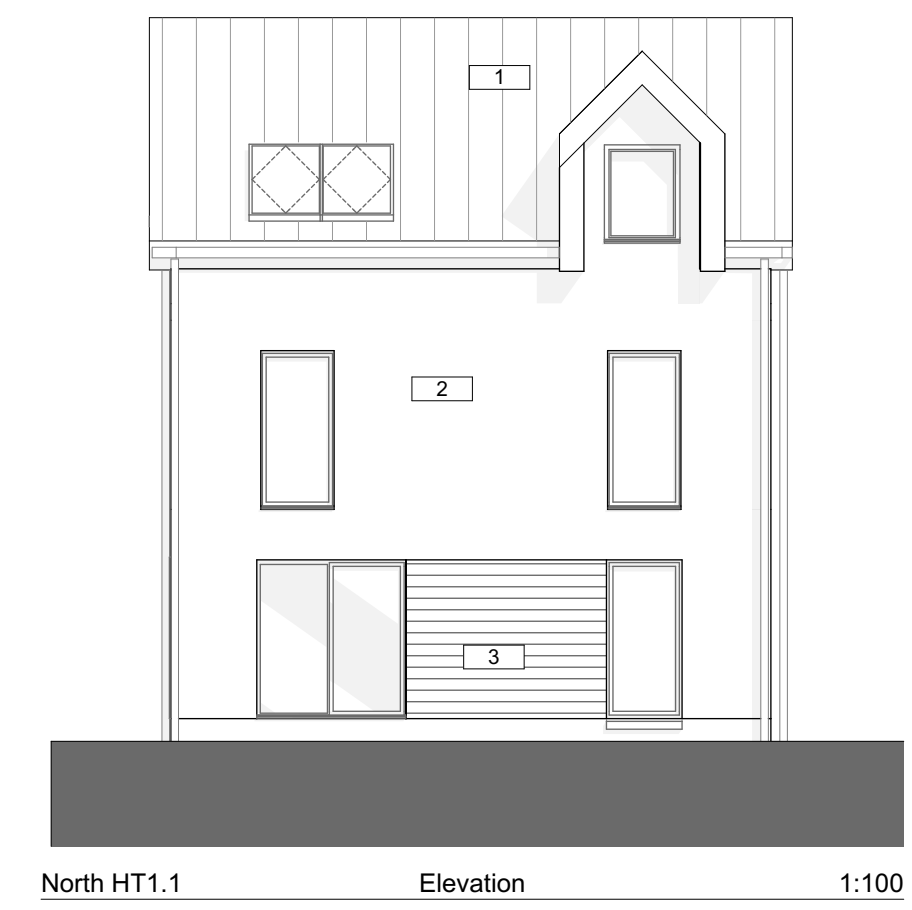
<https://www.sgn.co.uk/help-and-advice/digging-safely>

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

**MATERIAL KEY**

- 1 Standing Seam Metal Cladding.
- 2 Timber Weatherboard Cladding.
- 3 White Render.

All Windows and Doors Alu-Clad.

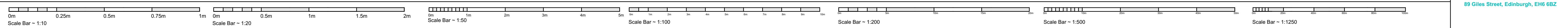


DATE	INITIAL	REVISION	SUFFIX



CLIENT	MacAlder Limited.
PROJECT	The Limes Station Road, Grove, Wantage OX12 7PE
TITLE	Proposed Elevations House Type 1 (3 Options) <b>PLANNING</b>
SCALE & A1	1:100
START DATE	Jan'21
DRAWN	ROD/JP
CHECKED	ACC
NO.	358 - PL 300

REPRODUCTION OF THESE DRAWINGS BY COPYING OR PRINTING IS CARRIED OUT AT YOUR OWN RISK, PLEASE REFER TO ASSOCIATED SCALE BAR. DO NOT SCALE FROM THESE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY DISCREPANCIES SHOULD BE IMMEDIATELY RAISED WITH AC ARCHITECTS



custombuildhomes.co.uk  
enquiries@custombuildhomes.co.uk  
0345 2234452  
89 Giles Street, Edinburgh, EH6 6BZ



ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

**MATERIAL KEY**

- 1 Standing Seam Metal Cladding.
- 2 Timber Weatherboard Cladding.
- 3 White Render.
- 4 Glass Balustrade.

All Windows and Doors Alu-Clad.



South HT2 Elevation 1:100



North HT2 Elevation 1:100



East HT2 Elevation 1:100



West HT2 Elevation 1:100

DATE	INITIAL	REVISION	SUFFIX



CLIENT  
MacAlder Limited.

PROJECT  
The Limes Station Road, Grove, Wantage OX12 7PE

TITLE  
Proposed Elevations House Type 2  
**PLANNING**

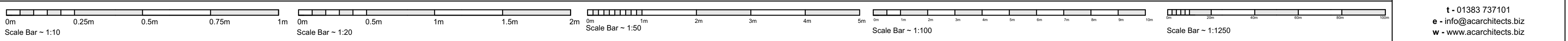
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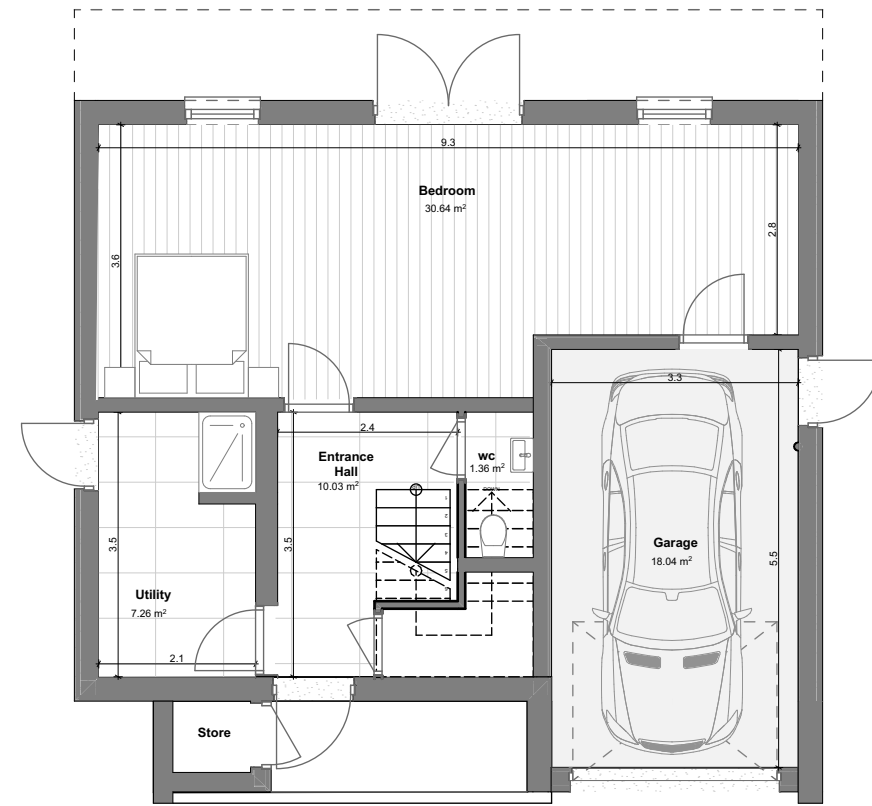
REV.  
LEWIS HOUSE, UNIT 213, EAST WAY  
HILLEND IND EST, DUNFERMLINE  
FIFE, KY11 9JF, SCOTLAND

t - 01383 737101  
e - info@acarchitects.biz  
w - www.acarchitects.biz

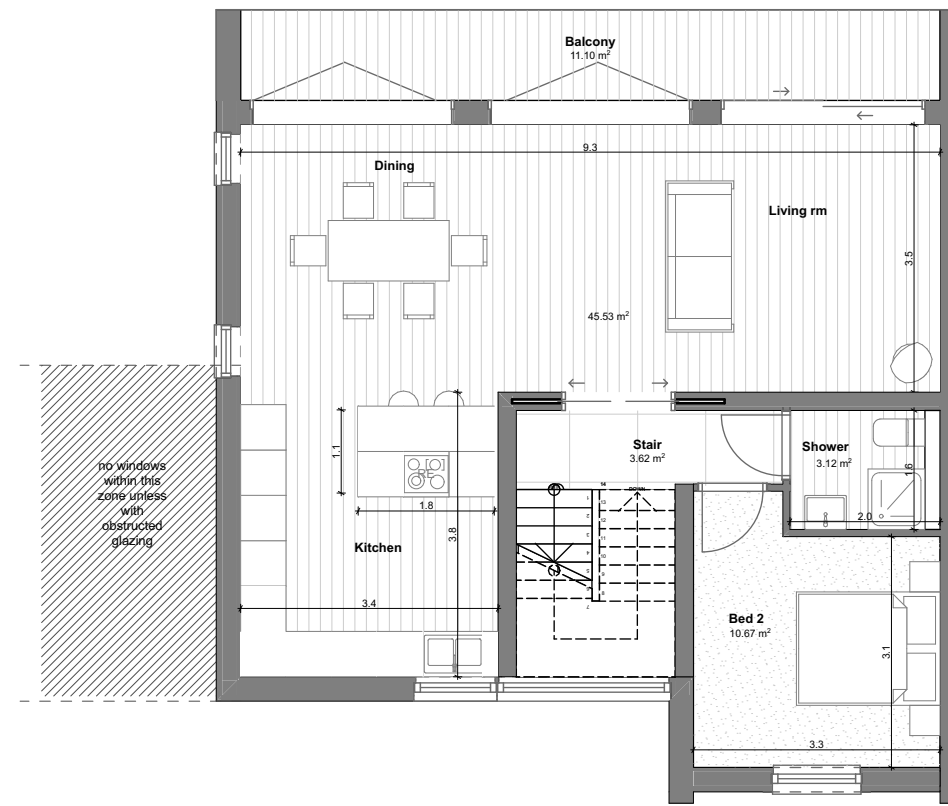
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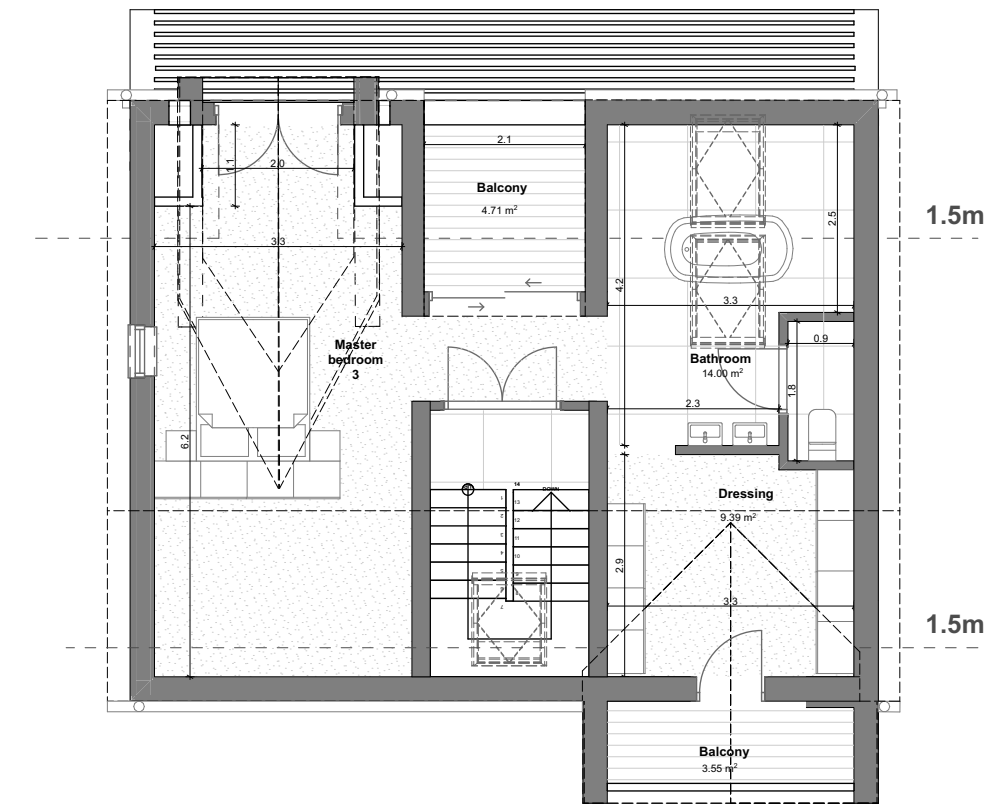
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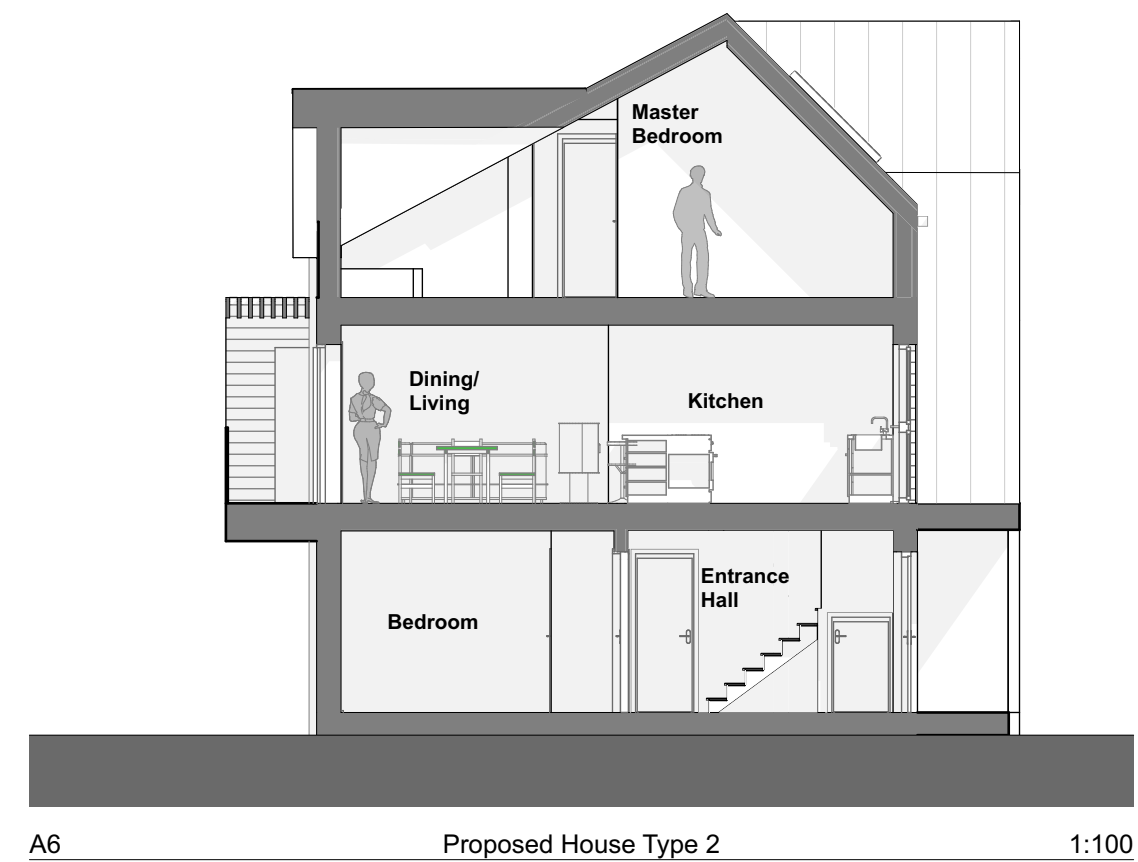
0. Ground Floor Plan 1:100



1. First Floor Plan 1:100



2. Second Floor Plan 1:100



A6 Proposed House Type 2 1:100

DATE	INITIAL	REVISION	SUFFIX



CLIENT  
MacAlder Limited.

PROJECT  
The Limes Station Road, Grove, Wantage OX12 7PE

TITLE  
Proposed Floor Plans and Section, House Type 2  
**PLANNING**

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1:100	Jan'21	RO'D/IP	ACC

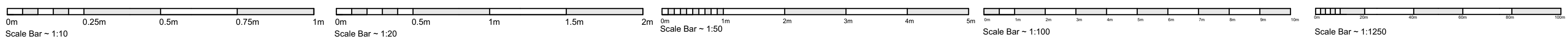
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REV.

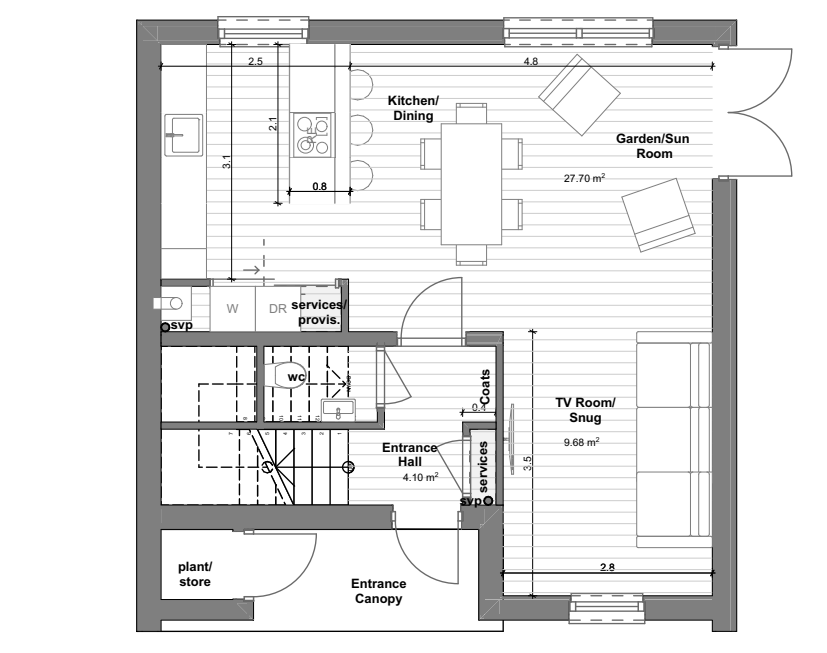
LEWIS HOUSE, UNIT 213, EAST WAY  
HILLEND IND EST, DUNFERMLINE  
FIFE, KY11 9JF, SCOTLAND

t - 01383 737101  
e - info@acarchitects.biz  
w - www.acarchitects.biz

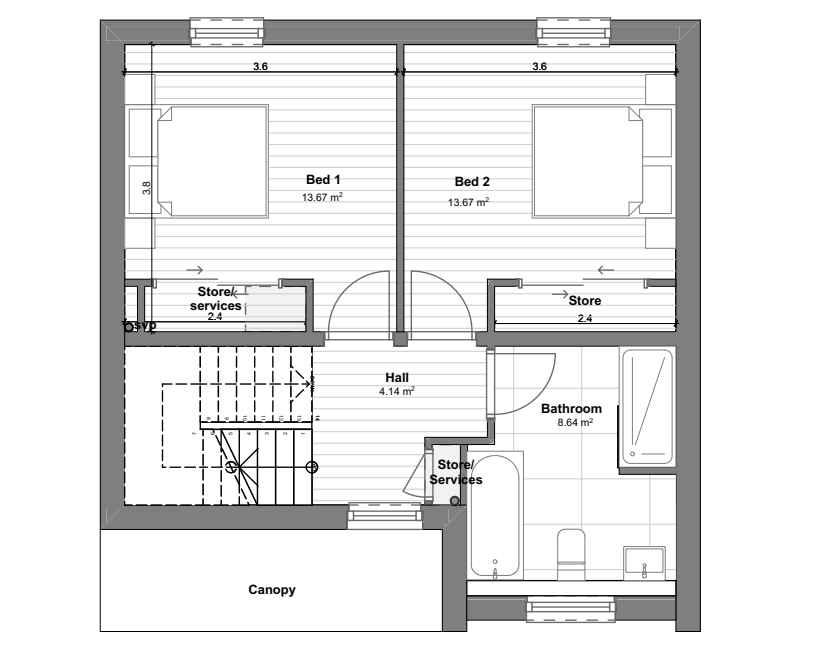
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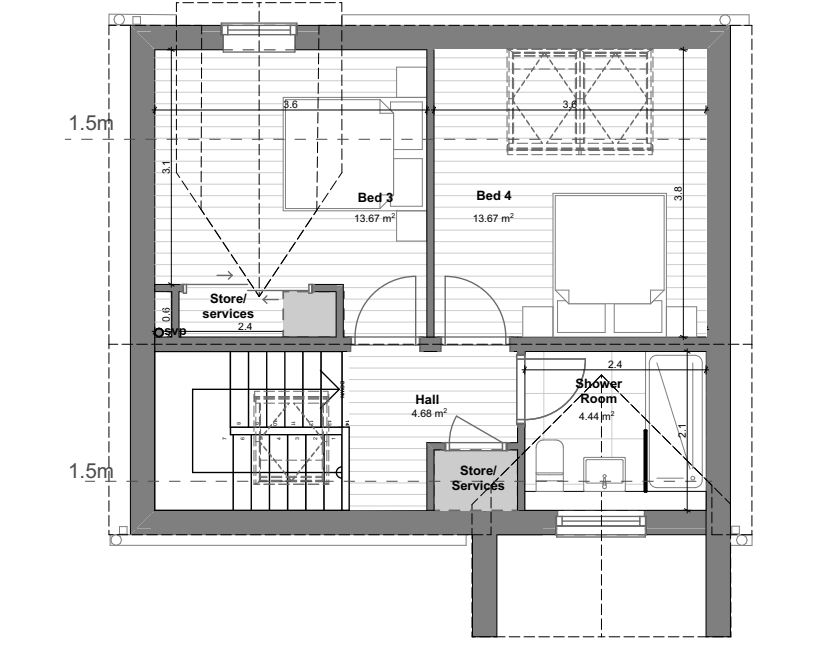
ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION



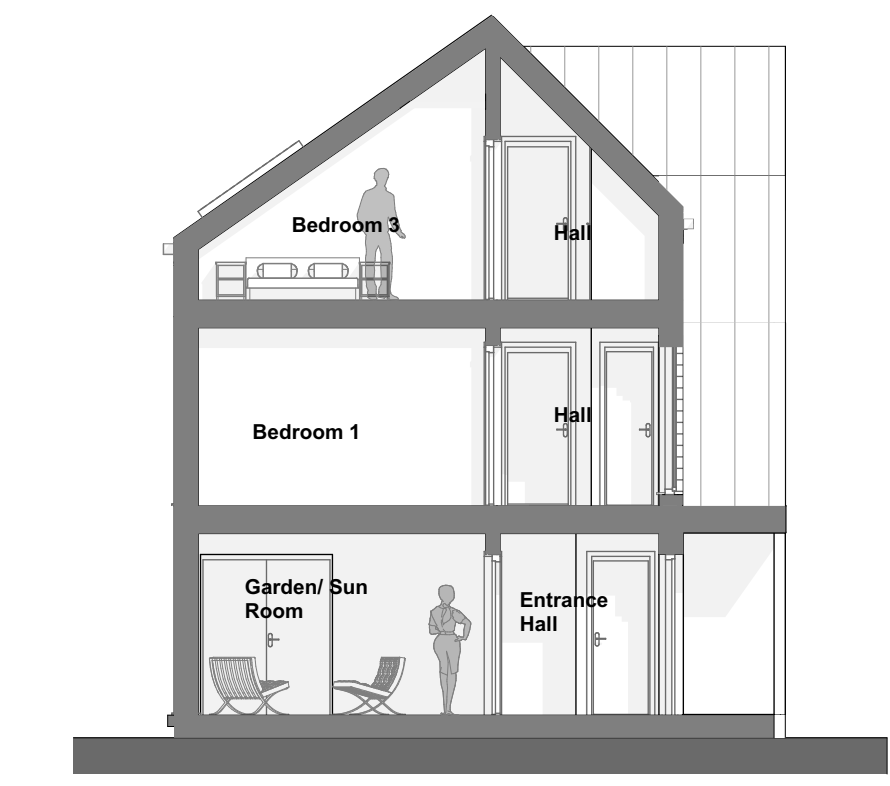
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1. First Floor Plan 1:100

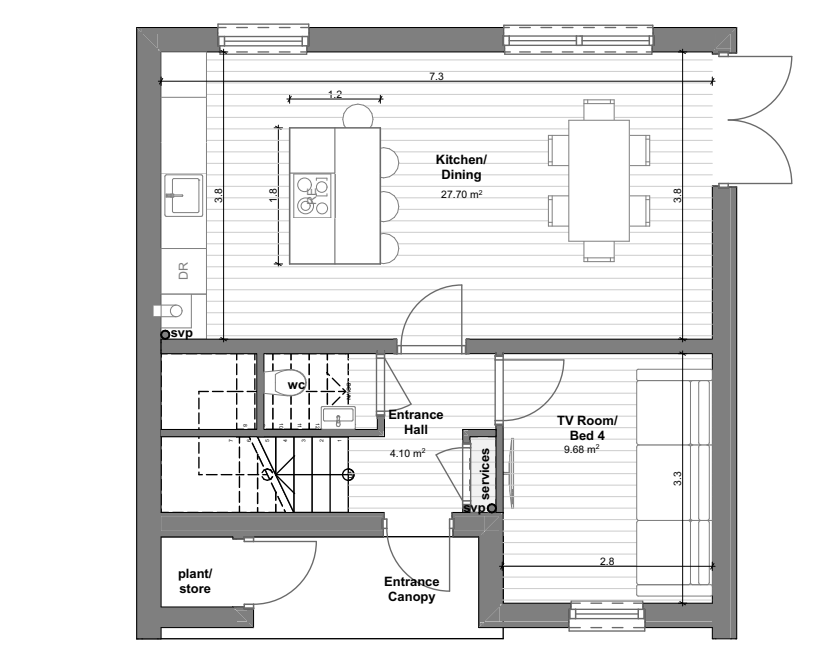


2. Second Floor Plan 1:100

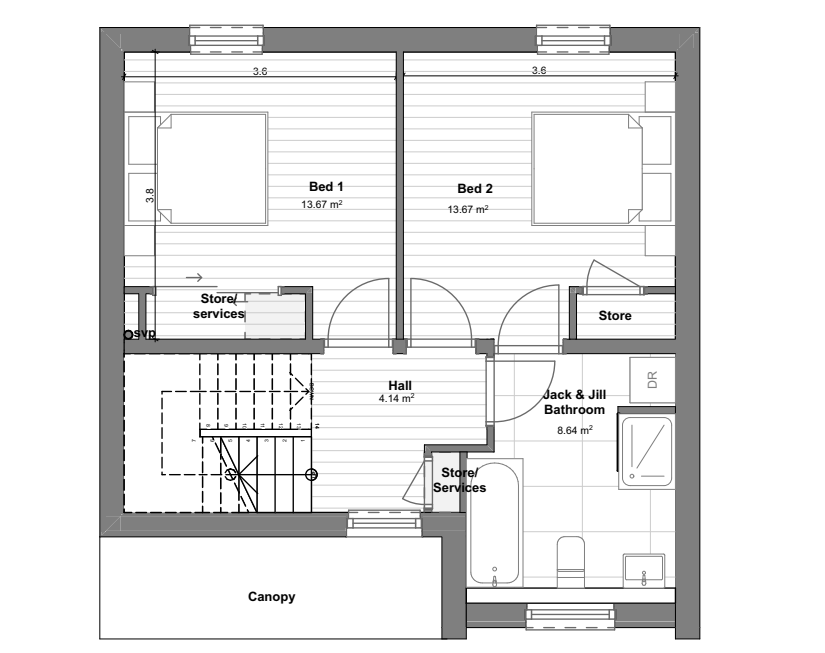


A1 Proposed House Type 1 - Option 1 1:100

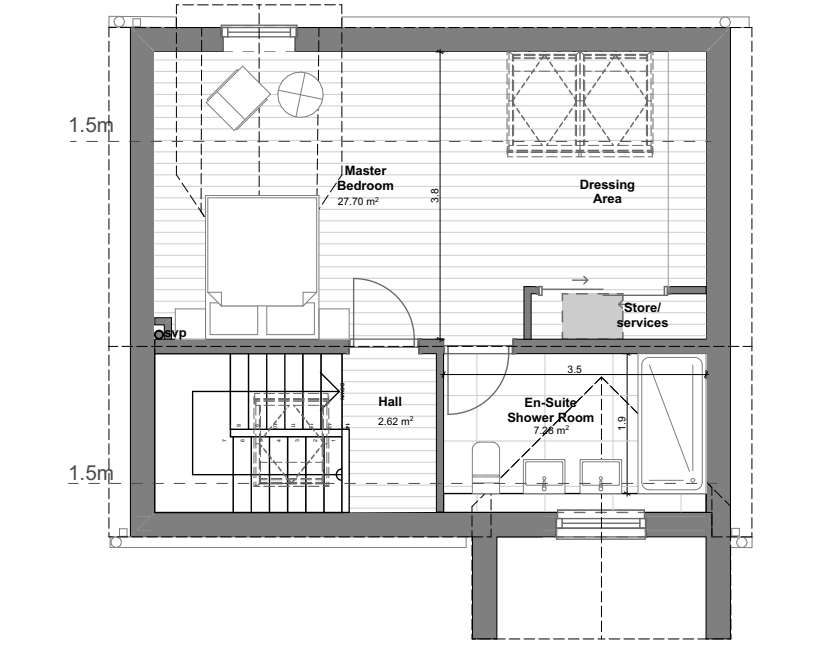
OPTION 1



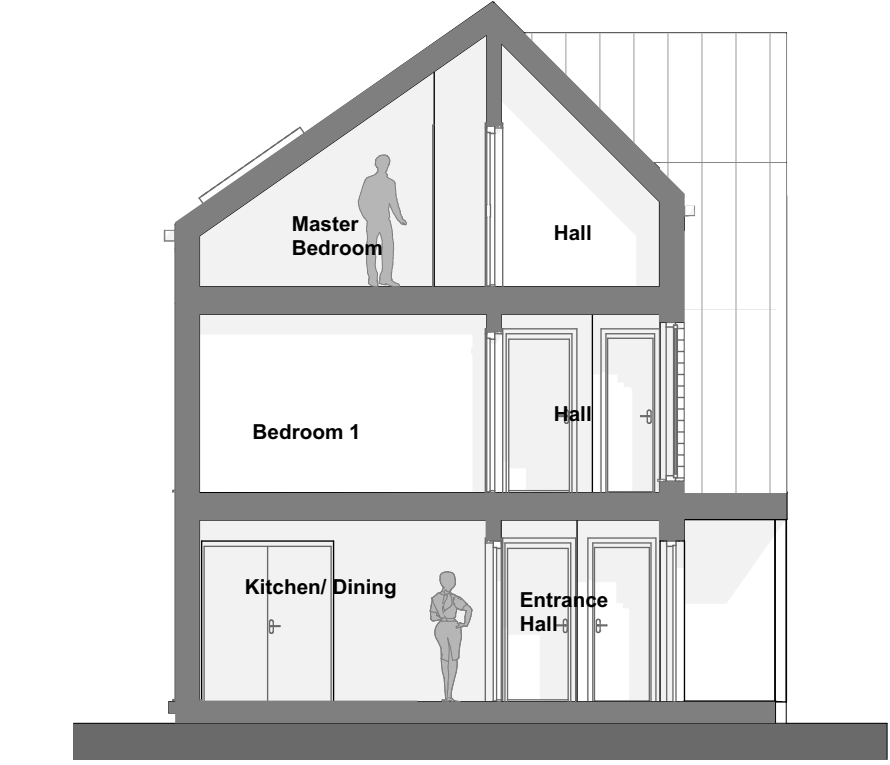
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1. First Floor Plan 1:100

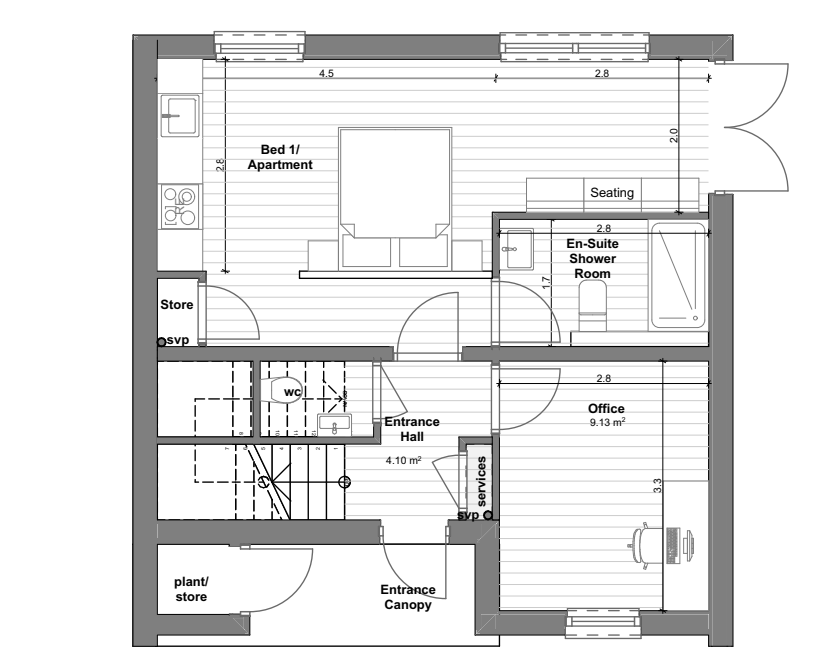


2. Second Floor Plan 1:100

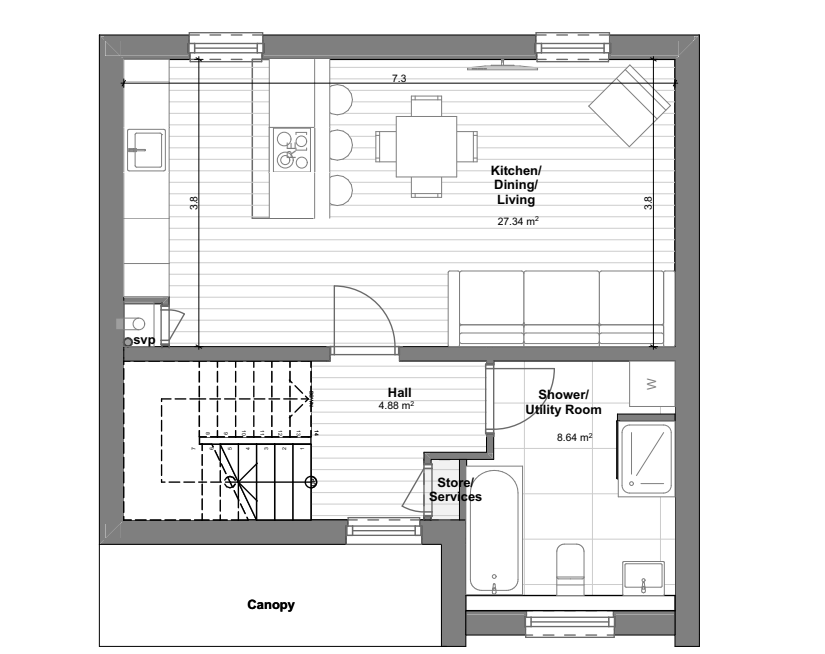


A2 Proposed House Type 1 - Option 2 1:100

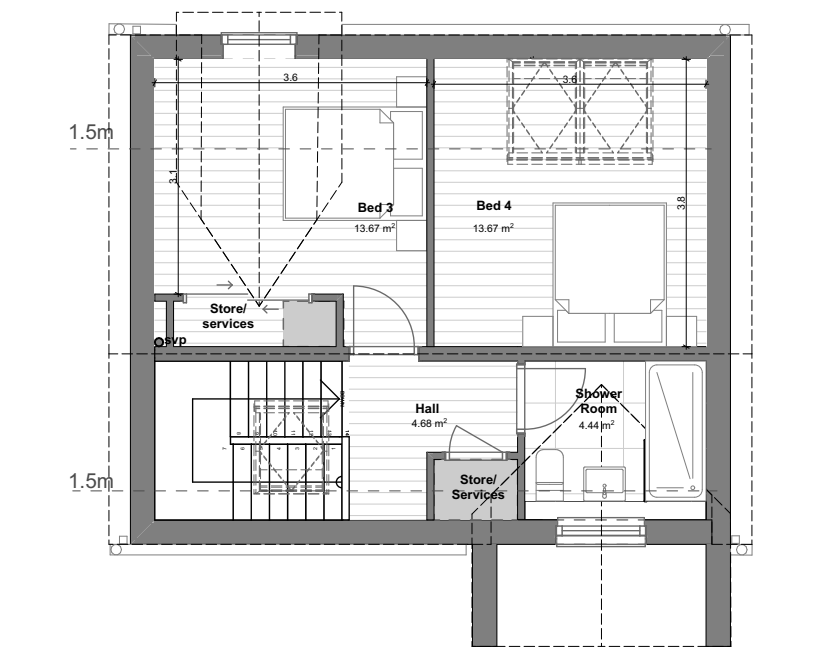
OPTION 2



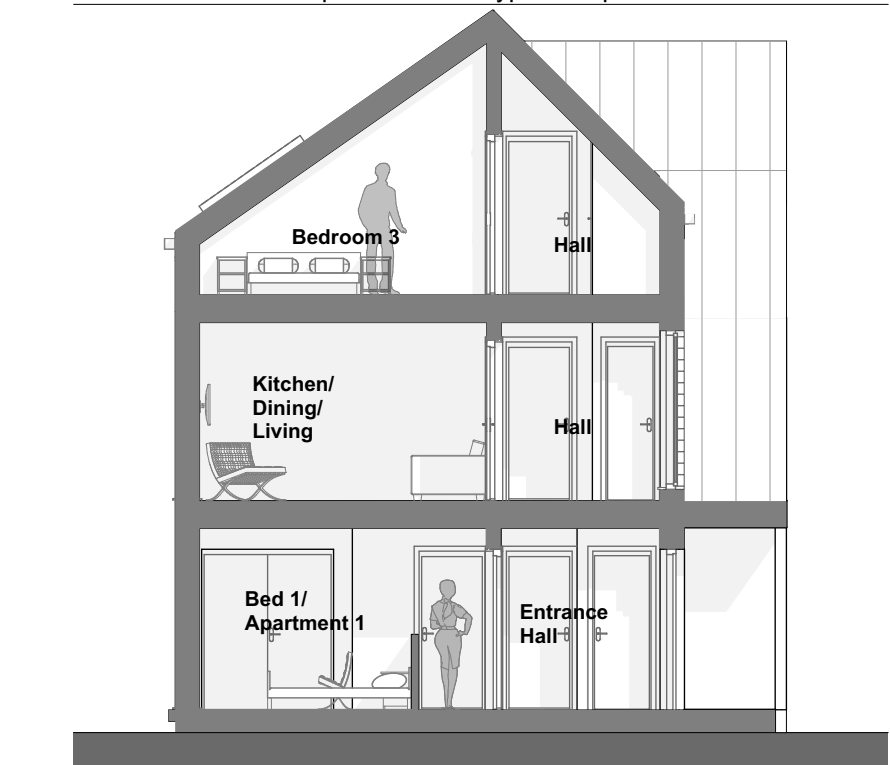
0. Ground Floor Plan 1:100



1. First Floor Plan 1:100

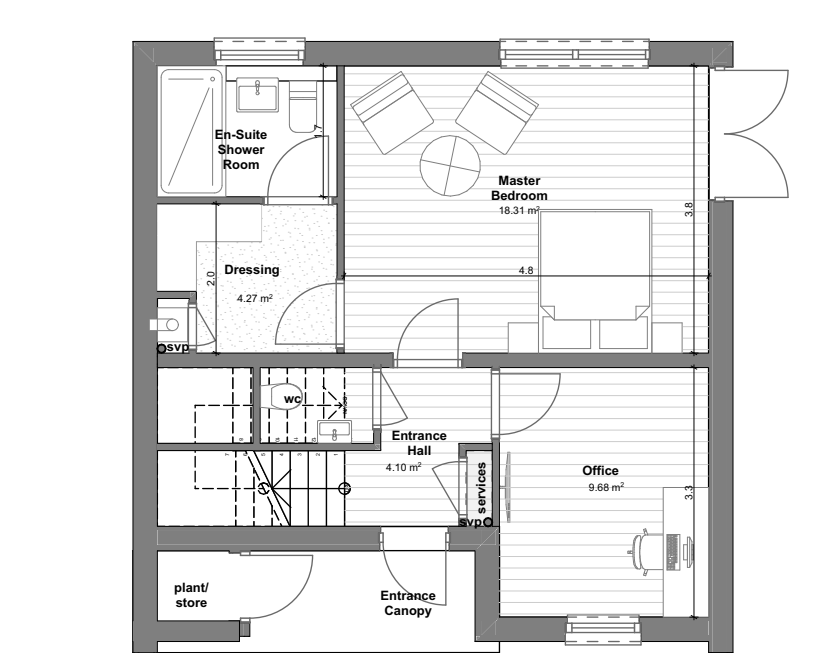


2. Second Floor Plan 1:100

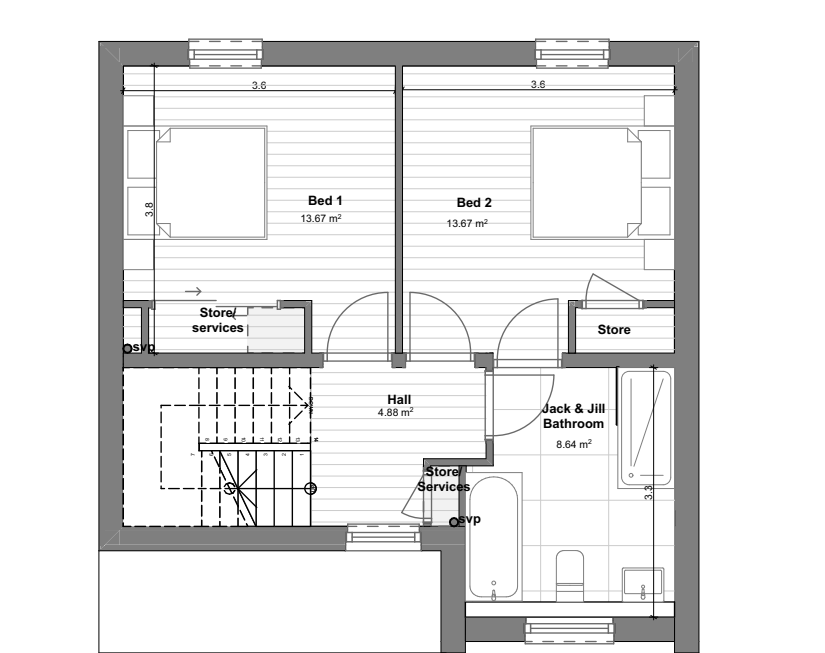


A3 Proposed House Type 1 - Option 3 1:100

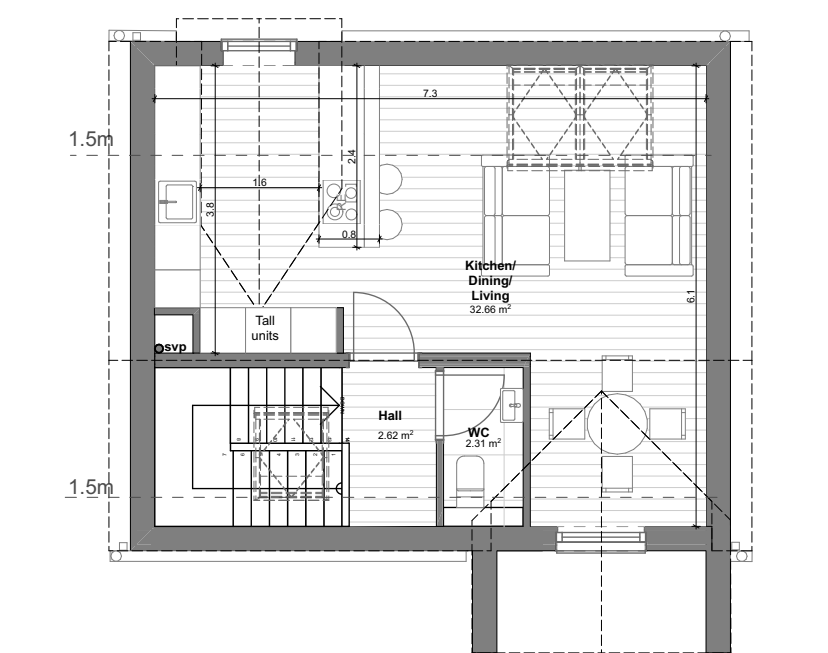
OPTION 3



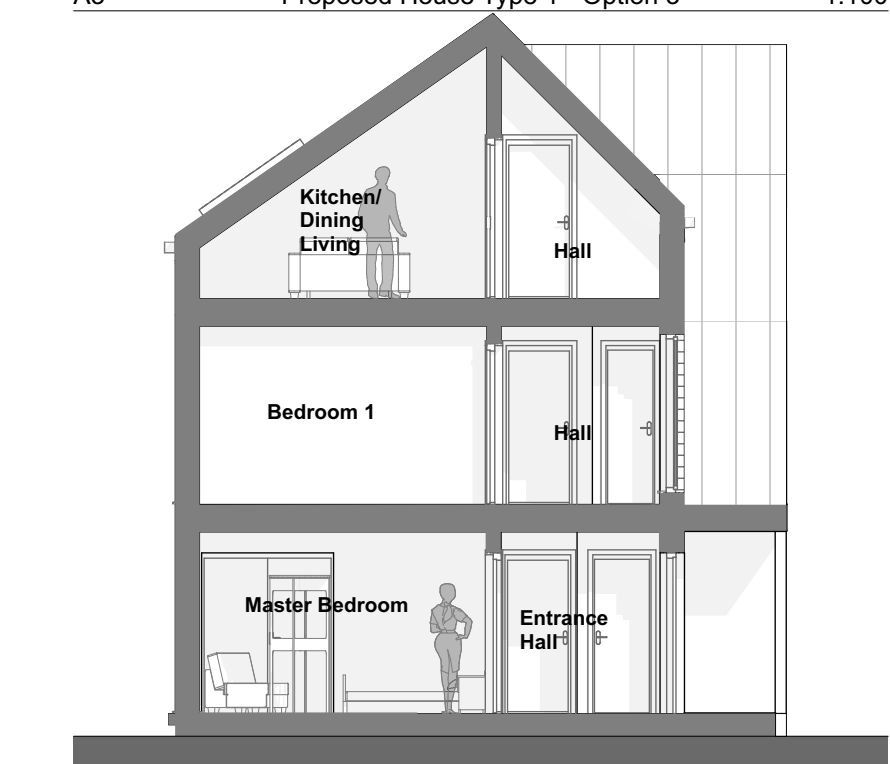
0. Ground Floor Plan 1:100



1. First Floor Plan 1:100

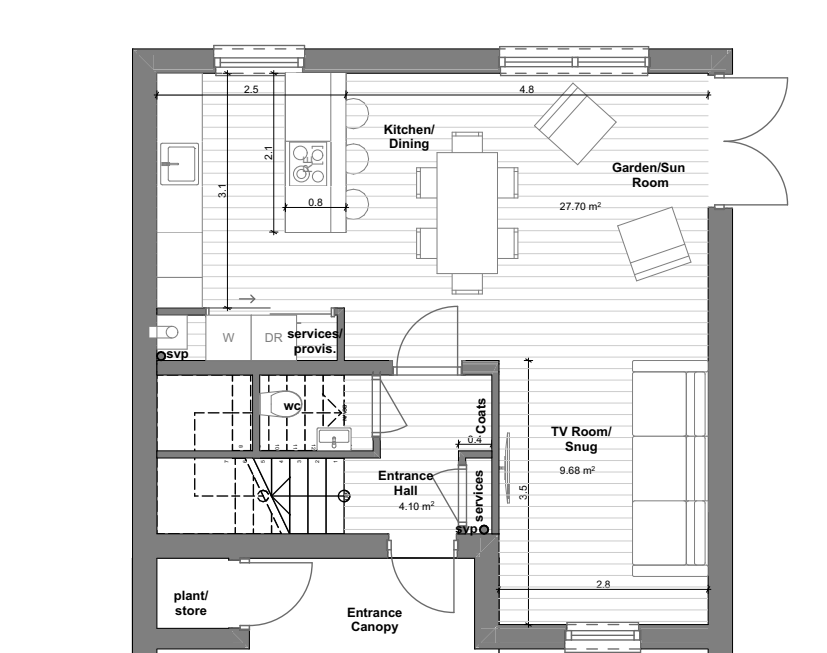


2. Second Floor Plan 1:100

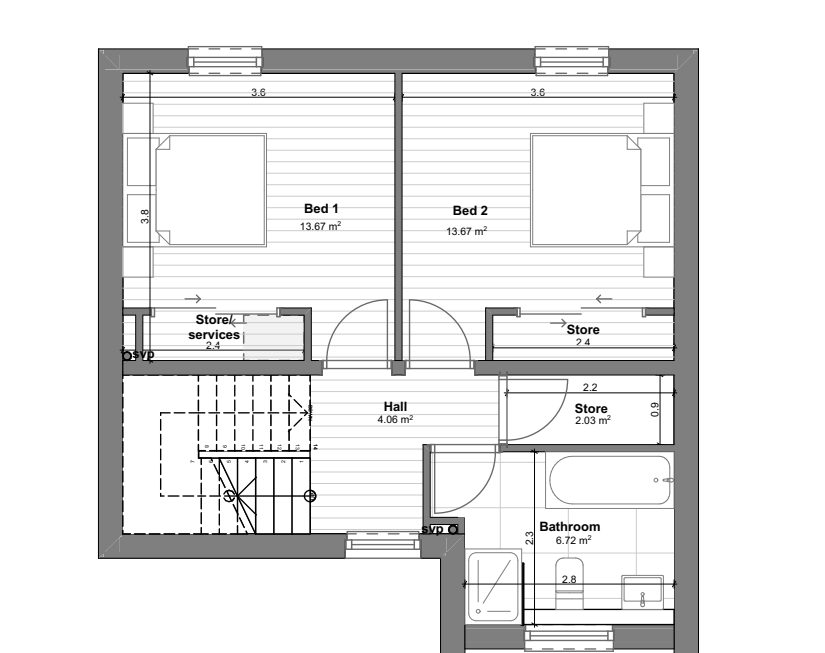


A4 Proposed House Type 1 - Option 4 1:100

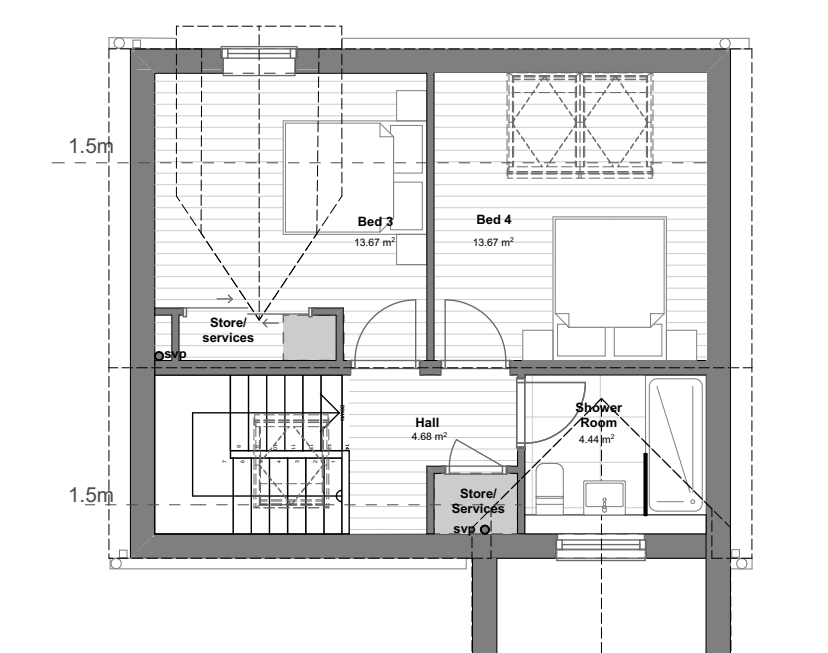
OPTION 4



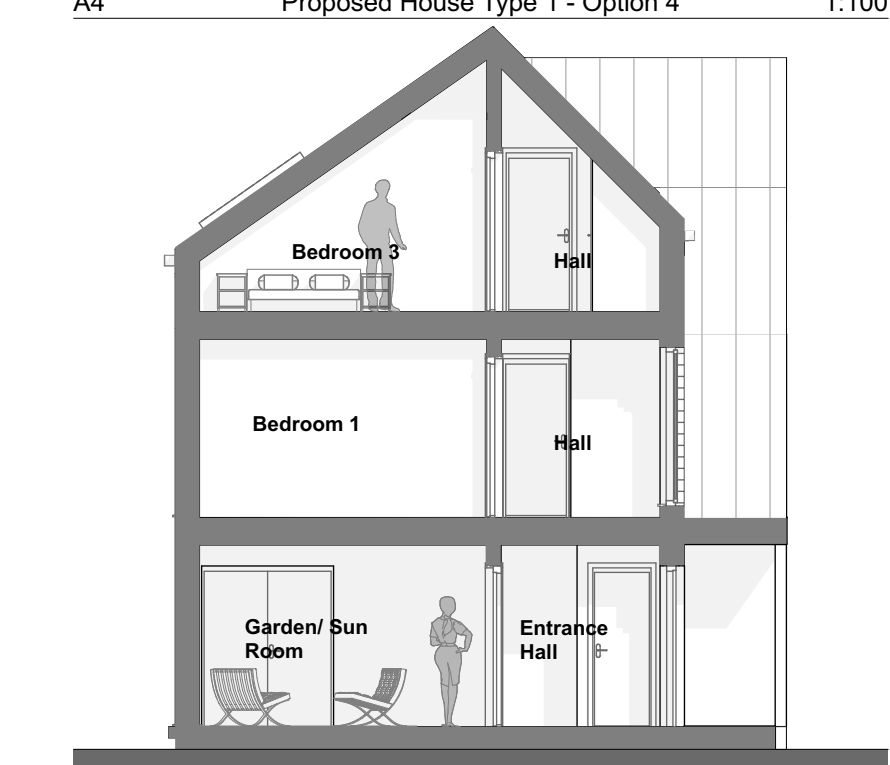
0. Ground Floor Plan 1:100



1. First Floor Plan 1:100



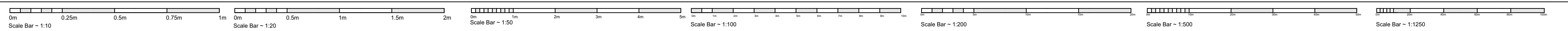
2. Second Floor Plan 1:100



A5 Proposed House Type 1 - Option 5 1:100

OPTION 5

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














28/04/21	IP	options updated	B
10/02/21	IP	internal review comments have added to the ground floor entrance canopy has added to the ground floor entrance canopy Address layout with open plan living on the open plan ground floor	A
DATE	INITIAL	REVISION	SUFFIX

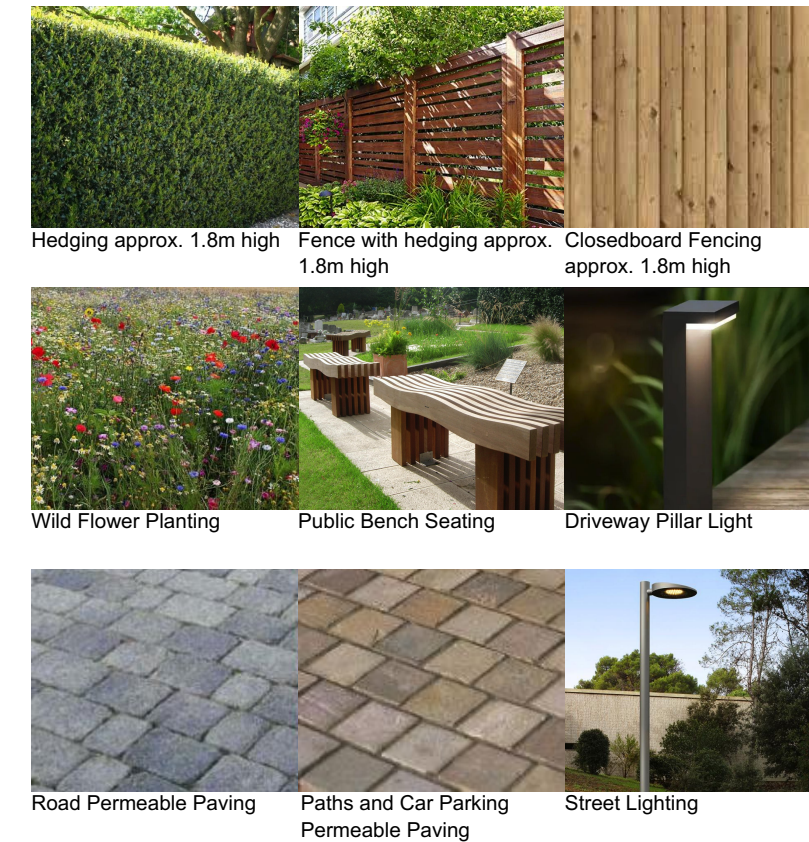


CLIENT: MacAlder Limited.  
 PROJECT: The Limes Station Road, Grove, Wantage OX12 7PE  
 TITLE: Proposed Floor Plans and Section, House Type 1 (5 Options)  
**PLANNING**  
 SCALE & A1: 1:100 START DATE: Jan'21 DRAWN: ROD/DP CHECKED: ACC  
 No: 358 - PL 200  
 REV: A  
 custombuildhomes.co.uk  
 enquiries@custombuildhomes.co.uk  
 0345 2234452  
 89 Giles Street, Edinburgh, EH6 6BZ



**KEY**

-  NEW ROAD
-  NEW GRASS LANDSCAPING
-  PLOTS 1-5
-  NEW NATIVE WILD FLOWER PLANTING
-  NEW PATHS AND CAR PARKING
-  EXISTING HOUSE
-  NEW STREET LAMPS
-  NEW CAR PARKING AND PATH PILLAR LIGHTS
-  NEW FENCING WITH HEDGING
-  NEW NATIVE TREES PLANTING
-  EXISTING TREES
-  NEW PUBLIC BENCH SEATING
-  EXISTING NATIVE HEDGING
-  NEW CLOSEBOARD FENCING
-  APPLICATION SITE BOUNDARY



ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

DATE	INITIAL	REVISION	SUFFIX



CLIENT  
MacAlder Limited.

PROJECT  
The Limes Station Road, Grove, Wantage OX12 7PE

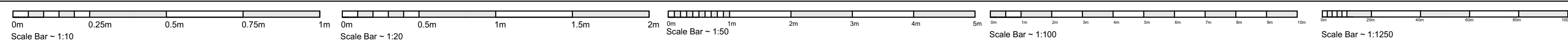
TITLE  
Landscape Plan  
**PLANNING**

SCALE @ A2	PRINTED DATE	DRAWN	CHECKED
1:250, 1:200	Jan'21	RO'D/IP	ACC












No. 358 - PL 104

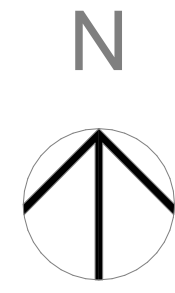
REV.  
LEWIS HOUSE, UNIT 213, EAST WAY  
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FIFE, KY11 9JF, SCOTLAND  
t - 01383 737101  
e - info@acarchitects.biz  
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**KEY**

-  DENOTES EXISTING DWELLING
-  DENOTES SITE BOUNDARY
-  PROPOSED DWELLINGS FOOTPRINT
- PLOT 1,2,3 & 5**  
House Type 1 (2.5 storey, approx. 150m<sup>2</sup>)
- PLOT 4**  
House Type 2 (2.5 storey, approx. 180-220m<sup>2</sup>)
-  INDIVIDUAL PLOTS
-  CAR PARKING
-  NEW ROAD
-  NEW PAVEMENT
-  TURNING AREA CLEAR OF ANY CAR PARKING
-  PROPOSED VEGETATION  
ref to 358 - PL 104 Landscape Plan
-  INDICATIVE EXISTING VEGETATION  
ref to 358 - PL 104 Landscape Plan
-  PROPOSED BOUNDARY HEDGE FENCING  
ref to 358 - PL 104 Landscape Plan



ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

DATE	INITIAL	REVISION	SUFFIX
16/04/28	IP	Planning status	B
16/04/21	IP	Plot 4 House Type revised footprint added House Type 1 Footprint updated	A



CLIENT  
MacAlder Limited.

PROJECT  
The Limes Station Road, Grove, Wantage OX12 7PE

TITLE  
Proposed Masterplan

SCALE @ A3	START DATE	DRAWN	CHECKED
1:250	Jan'21	RO'D/IP	ACC

No. 358 - PL 103  
REV. B

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Prepared for: THE LIMES				
Station Road, Grove, Wantage				
Plot No.	Beds	GIA	Sale Price	£'s per sq ft
Plot 1	3 or 4	1420	£595,000	419
Plot 2	3 or 4	1420	£595,000	419
Plot 3	4 or 5	2367	£915,000	387
Plot 4	3 or 4	1420	£595,000	419
Plot 5	3 or 4	1420	£595,000	419
			<b>£3,295,000</b>	

### **ALL ENQUIRIES**

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(e) gavin@west-tpc.co.uk

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