rybull group

For Sale

Shaws Farm

Station Road| Blackthorn |Oxfordshire

OX25 1TP

Summary

A prime residential development site in Blackthorn village, Oxfordshire

An opportunity to acquire a residential development site in the sought after village of Blackthorn.

The land will be sold with the benefit of detailed planning permission to create 18 homes.

The planning application is for a well considered and carefully designed residential housing scheme, featuring high quality, generously proportioned detached and semi-detached houses.

This level, 2.5 acres site will afford a balanced tenure mix, comprising 15 private residences, 2 affordable rented homes and 1 shared ownership property, creating a sustainable and inclusive community.









Planning Application

A well considered housing scheme backing onto open fields





Cherwell Council

Application No: **24/01237/F**
Parish- Blackthorn
Ward- Launton And Otmoor
Proposed Use Class- C3 residential

Planning Link:

https://planningregister.cherwell.gov.uk/Planning/Display/24/01237/F

Site known as:

Shaws Farm Station Road Blackthorn Bicester OX25 1TP

Application:

Demolition of existing commercial buildings (brownfield site) and residential re-development of 18 dwellings, associated means of access, car parking, public open space and landscaping.

The Site

A 2.5 acre brownfield site, situated in the heart of Blackthorn village, Oxfordshire. The village lies approximately 4 miles south east of Bicester and benefits from excellent transport links. A regular rail service from Bicester North Station takes less than an hour to London Marylebone







Access

Occupying a prime position, accessed from Station Road, this exceptional level brownfield site presents a rare development opportunity



Site Layout

This thoughtfully planned development has been designed to create the perfect mix of housing in terms of unit sizes, house types and internal layouts



Gross Internal Area (GIA) 26,982 sq ft

Individual unit floor plans available on request or via the data room & planning portal

Boundaries, Plans, Distances & Areas

Any boundaries, plans, distances or areas quoted within these sales particulars are strictly for identification and guidance only. Interested parties are reminded that the land is sold in accordance with the land registry title plans and contract plans, therefore a purchaser must satisfy themselves as to the boundaries and the quantity of land being purchased through the legal process. If you are unsure, please take the advice of your own legal representative.

The purchaser(s) will be deemed to have full knowledge of all boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof.

The specified information within these details are given for guidance purposes only and without responsibility. Purchasers should not rely upon the information as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

Private Units

A wonderful collection of house types to create 15 private Detached and Semi-Detached family homes



Semi-Detached
Plot 2



Semi-Detached
Plot 3 & 4



Detached
Plot 5



Link Detached
Plots 6 & 7



Detached
Plot 8





Detached
Plot 9



Link Detached & Semi-Detached
Plots 12, 13 & 14



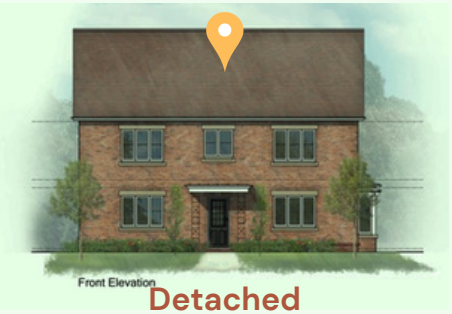
Detached
Plot 15



Detached
Plot 16



Detached
Plot 17



Detached
Plot 18

Affordable Units

Semi Detached family homes

The planning approval for this development will require the provision of 3 affordable homes, of which one will be delivered as shared ownership.

We are pleased to advise that significant progress has already been made, with offers from two well established and highly reputable affordable housing providers. The details of these offers and payment structures can be provided on request.

Should you require any further information regarding the existing offers, the terms proposed or the delivery mechanism, we would be pleased to discuss this in more detail.





Semi-Detached
Plot 1 (Shared Ownership)



Semi-Detached
Plots 10 & 11 (Affordable Rent)

Plot	Type	Tenure	Bed/Person	Parking	Sqft	Value	Per Sq Ft
1	Semi Detached	Shared Ownership	2B4P	2	950	£400,000	£421
2	Semi Detached	Private	3B5P	2	1090	£450,000	£413
3	Semi Detached	Private	2B4P	2	950	£395,000	£416
4	Semi Detached	Private	3B5P	2	1090	£450,000	£413
5	Detached	Private	4B7P	2	1743	£725,000	£416
6	Link Detached	Private	4B7P	2	1703	£700,000	£411
7	Link Detached	Private	3B5P	2	1177	£510,000	£433
8	Detached	Private	4B8P	2	2067	£835,000	£404
9	Detached	Private	4B7P	2	1743	£715,000	£410
10	Semi Detached	Affordable Rent	2B4P	2	952	£400,000	£420
11	Semi Detached	Affordable Rent	2B4P	2	952	£400,000	£420
12	Semi Detached	Private	3B5P	2	1200	£525,000	£438
13	Semi Detached	Private	3B5P	2	1200	£525,000	£438
14	Link Detached	Private	3B5P	2	1216	£550,000	£452
15	Detached	Private	4B8P	2	2082	£875,000	£420
16	Detached	Private	5B9P	2	2718	£1,075,000	£396
17	Detached	Private	4B8P	2	2067	£850,000	£411
18	Detached	Private	4B8P	2	2082	£850,000	£408
No discount has been applied to the Affordable or S/O units					£26982	£11,230,000	£419

8/8R

rybull new homes

Private Sales

Shared Ownership

Affordable Rent

Private Sales Gross Development Value (GDV)

£10,030,000

Surrounding Area

Blackthorn village and the surrounding area

A perfect blend of traditional village charm and modern convenience, Blackthorn is a highly desirable Oxfordshire village surrounded by beautiful countryside and offering an exceptional quality of life.

An ideal setting for families, professionals and those seeking a more relaxed pace of life. Despite its tranquil surroundings, Blackthorn benefits from excellent connectivity, with nearby Bicester providing a comprehensive range of amenities and services.

Residents enjoy easy access to both Bicester Village and Bicester North railway stations, offering regular services to London Marylebone in under an hour, making Blackthorn an attractive choice for commuters. It is also conveniently positioned for Oxford, Aylesbury and the wider Home Counties, with excellent road links via the M40, A34 and surrounding motorway network.

The surrounding area offers an abundance of leisure and recreational opportunities. For shopping and dining, the internationally renowned Bicester Village provides an exceptional collection of luxury designer boutiques, restaurants and cafés, complemented by Bicester's extensive range of supermarkets, independent shops and everyday conveniences.









Transport Links

Blackthorn is a popular commuter village, offering beautiful open countryside, yet only a short drive to the M40 and nearby mainline stations with fast train services into London (via Bicester North) and Oxford (via Bicester Village)







Rail Connections

- **Bicester North Station** (Chiltern Railways to London Marylebone)- **4.7 miles**
- **Bicester Village Station** (Chiltern Railway)- **3.4 miles**

Bus Connections

Current services include the 108 route, linking Blackthorn with Bicester, Horton-cum-Studley, Forest Hill and Oxford. Other services operating through or near the village include routes 29 and H5, providing additional connections into the surrounding area.

National Motorways

Blackthorn is conveniently positioned for the M40, providing excellent access to the national motorway network via the M25 to London and the South East, and Birmingham and the Midlands to the north.

Airports

- London Luton (LTN)- **38 miles**
- London Heathrow (LHR)- **47 miles**
- Birmingham (BHX) - **76 miles**
- London Stansted (STN)- **80 miles**

Distances

All distances have been taken from google maps. Actual distances, durations and routes may vary due to traffic conditions, road closures, transport schedules, or changes in mapping data.

The area is particularly popular with families, thanks to its wide range of educational opportunities, including well regarded primary and secondary schools, as well as several excellent independent schools





Primary

- Five Acres Primary School- 1.7 miles
- Launton Church of England Primary- 2.7 miles
- Langford Village Community Primary- 3.4 miles
- St Edburg's Church of England Primary School- 4.2 miles

Secondary

- The Cooper School- 4.2 miles
- Whitelands Academy- 4.2 miles
- The Bicester School- 4.5 miles

Independent

- Bruern Abbey School(Ages 7-17)
- Carrdus School (Ages 3-11)
- Oxford High School (Ages 4-18)
- Headington School (Ages 3-18)
- Magdalen College School (Ages 7-18)

OXFORDSHIRE COUNTY COUNCIL

Oxfordshire Schools and Learning

For further information, visit Oxfordshire Councils schools and learning page.

https://www.oxfordshire.gov.uk/schools

Further Information

Services

Purchasers must determine whether the current supplies are adequate for their proposed use and make allowances for any upgrades.

Community Infrastructure Levy (CIL)

CIL is not applicable.

S106

The Draft S106 contributions total £319,297.54.
Purchasers should use this figure for their assumptions. If the total number changes, this will be reflected in the land value, up or down. No parties are to contact any agents or third parties, including the council about the S106. All enquiries are to be directed to Rybull Group.

Biodiversity Net Gain (BNG)

BNG is provided on site, no off-site payment required.

Local Planning Authority

Cherwell Council
Website: https://www.cherwell.gov.uk/info/9/planning-and-building

Demolition

Quotes for the demolition of the existing buildings can be found within the data room. Purchaser will be responsible for the demolition and clearance of the site so should make their own enquiries.





Sales Information

Site Inspections

Nobody is permitted to access the land under any circumstances without prior approval and an appointment with Rybull Group. Interested parties will have the opportunity to attend one of the scheduled viewing days.

Drawings & Reports

All files and drawings will be assigned to the purchaser and any letters of reliance will be provided in line with the planning permission obtained.

VAT

The land is elected for value added tax (VAT). The responsibility for paying VAT on the purchase falls to the purchaser.

Company Purchase

There may be the option to purchase **FIELDVIEW (BLACKTHORN) LTD (14638091)**. We are advised this is a clean SPV. Purchasers are required to make their own independent enquiries with their accountants/ solicitors.

Tenure & Titles

The land forms part of HMLR Freehold Title Number **ON203317.** Please note that additional adjoining land forming part of this title is available to purchase by way of separate negotiation.

Planning Reference Number

Cherwell LPA- **24/01237/F**
https://planningregister.cherwell.gov.uk/Planning/Display/24/01237/F

Method Of Sale

(Informal Tender) The Freehold interest is to be sold unconditionally with the benefit of full planning permission.

Making An Offer

The sellers reserve the right to reject the highest bid or indeed any bid at their discretion. As sole agents, all offers and interest should be made in writing to: **sales@rybull.co.uk**

Proof/ Source of Funds & AML Counterparty Checks

Prospective purchasers will be required to provide Rybull Group with the proof and source of funds. A successful bidder will be required to provide information to satisfy our AML requirements.

This includes all documents and ID to comply with HMRC's Anti-Money laundering requirements.

Selling agents at Rybull Group



Chris Ryall
Director
Email: chris@rybull.co.uk



Ian Bullimore
Director
Email: ian@rybull.co.uk



Felix Margrave
Assistant
Email: felix@rybull.co.uk

Rybull Group understand and appreciate the extensive work involved in the development cycle.

We work with Landowners and Developers across the South of England to guide them through to the sale of land and property assets.

As specialist Land & New Homes agents, we possess the expertise, resources and commitment to ensure the customer journey is streamlined from start to finish. We are experts in bridging the gap between landowners and professional purchasers of land.

Rybull Group leverages a powerful combination of a vast professional network and cutting-edge technology. Our industry relationships open doors to exclusive opportunities, while our dedication to staying at the forefront of technological advancements, ensures that you have a competitive edge in the sale and marketing of land, commercial and residential new homes.

We are continually looking to adapt and develop innovative strategies to ensure the success of each sale. Our aim is to make the whole process as smooth as possible, with communication at the core of our continued success.

Get In Touch

For further information, please contact a member of our sales team.

Email: sales@rybull.co.uk
Landline: +44 (0) 1923 549 153

Disclaimer

The information contained in these particulars is provided in good faith but without responsibility for its accuracy, and no reliance should be placed upon it. Neither the sellers nor their agents accept any personal liability.

Health & Safety

Strictly No Site Inspections without prior authorisation or an appointment.
If shortlisted, site visits will be accompanied by Rybull Group. At this point, prospective purchasers must have regard for their own safety during any viewings. The Vendors and Rybull Group, do not accept any responsibility for any accident or injury resulting from entering the land.

Address:
Rybull Group, 1-3 Old Mill Lane, Hunton Bridge, Kings Langley, WD4 8RD

Rybull Group, their client and any joint agent give notice that: These particulars do not form part of any offer or contract. They assume no responsibility for any statement that may be made in these particulars, marketing material, email, related documentation, data room or other communication. Any information supplied, should not be relied upon as statements or representations of facts and are made without prejudice. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Rybull Group have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.