Informal Tender

Land at Always, 8B Ox Drove, Andover SP11 6ND

The Site & Planning
The site is located within the development plan of TVBC and has suitable road frontage for highways access for the development of new homes. The land provides a total of 0.896 Acre (0.362 Hectare) within a uniform shape and proportion.

The information provided for this sale is strictly private and confidential and all communication relating to the development opportunity is to be in writing to Richard Oliver, Hampshire L&L LTD, the sole selling agent. No approaches or communication is permitted to any third party or associated person / company and any adjoining landowners.

Enclosed Information
Three scheme layouts drawn to scale and the 1:1250 OS plan.

Services - Utilities
Service or utility enquiries should be made with the appropriate Authorities and purchasers are advised that they are entirely responsible for ensuring that their proposed needs can be met.

Local Authority
Test Valley Borough Council

Disclaimer
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not constitute an offer or contract. At no time have we undertaken a structural survey and the utilities have not been tested. Interested parties should satisfy themselves, as necessary, as to the structural integrity of the premises and conditions/working order of services, plant or equipment.

Agents Note
All measurements are approximate only. The site area measurement has been taken from an Ordnance Survey extract and has not been checked on site by us. Therefore, any measurement cannot be guaranteed, and prospective buyers should satisfy themselves prior to entering into any agreement.

VAT
Under the Finance Act 1989 VAT maybe added to the sale price or rent quoted, we recommend that prospective buyers satisfy themselves and establish the implications prior to entering into any agreement.

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Guide Price
The price guide is £1.05m - subject to contract.

Option Terms
The agreement will be for an initial period of 15 months with provision to extend if a registered planning application or planning appeal is still to be determined. The buyer is restricted in submitting a new application should a planning application already submitted receive approval.

The longstop date of the option agreement is 30 days following the planning application determination or a planning appeal determination or 22 months from the date of the option agreement, whichever is sooner.

If the buyer decides not to exercise or withdraw from the option, all design team related work, architect drawings, planning surveys and planning information with all copyright will be transferred to the sellers for £1.00 within 14 days of withdrawal.

Legal completion is 130 days thereafter to allow for a JR period.

The buyer will provide an undertaking to the sellers for their legal fees to a capped limit of £2000 + VAT.

The planning application must include a formal vehicular access into the garden of 7 Ox Drove to provide further development potential and the sellers will retain an overage clause should this access provide further development in the next 25 years from the option exercise date.

Hampshire L&L Ltd are to be retained by the buyer for any additional land approaches to 7 Ox Drove. All properties within the development are to be sold by Bournes Estate Agents Ltd as sole selling agents. The fee will be 1.25% + VAT on all open market properties.

If the buyer does not build to sell or decides to self-sell the development, a fixed fee of £30,000 + VAT will be payable to Bournes Estate Agents Ltd on legal completion of the purchase of the land.

These terms are to be acknowledged and confirmed within your formal offer letter.

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Offers
All offers are to be made in writing to Mr. Richard Oliver of sole selling agents by 2pm on the 19th of January 2027. All offers must provide full details of the offer, funding, any additional board approval required and legal representatives who will act.

The offers will be discussed, and a decision will be made by 5pm on the 22nd of January 2027. An exclusivity agreement will be made available to ensure both parties can progress with confidence until the formal option agreement is entered into.

Offers Letters are to be emailed to enquiries@bournes.biz All offers are dealt with in the strictest confidence.

Richard Oliver – 01264 300300 / 07812 158647

ALL VIEWING APPOINTMENTS, SITE ACCESS AND NEGOTIATIONS ARE TO BE CONDUCTED THROUGH HAMPSHIRE L&L LIMITED.

The vendor reserves the right to consider all offers and accept the most suitable offer, not simply the highest one received.

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