



Client:

Project:

Oxford Road
Horspath

Carter Jonas

LAND ON THE SOUTH SIDE OXFORD ROAD HORSPATH OX33 1RT

Development Site
Freehold
4 Plots
Edge of Horspath Village

LOCATION

The property is situated on the eastern edge of Horspath, a popular village on the outskirts of Oxford. The site fronts directly onto the Oxford Road and is located opposite Horspath Village Hall.

Horspath lies on the slopes of Shotover, just 1.5 miles from the Oxford ring road and c.4 miles from the city centre. M40 J8 is close by at Wheatley providing access into London. The village offers a pre-school nursery, a primary school, a parish church, the Oxford Brewery, The Queens Head, The Gurkha Palace Restaurant and a variety of clubs and societies. The Hub – the village's community meeting hall – hosts regular activities including exercise classes, a film club, and an outreach post office every Friday.

THE LAND

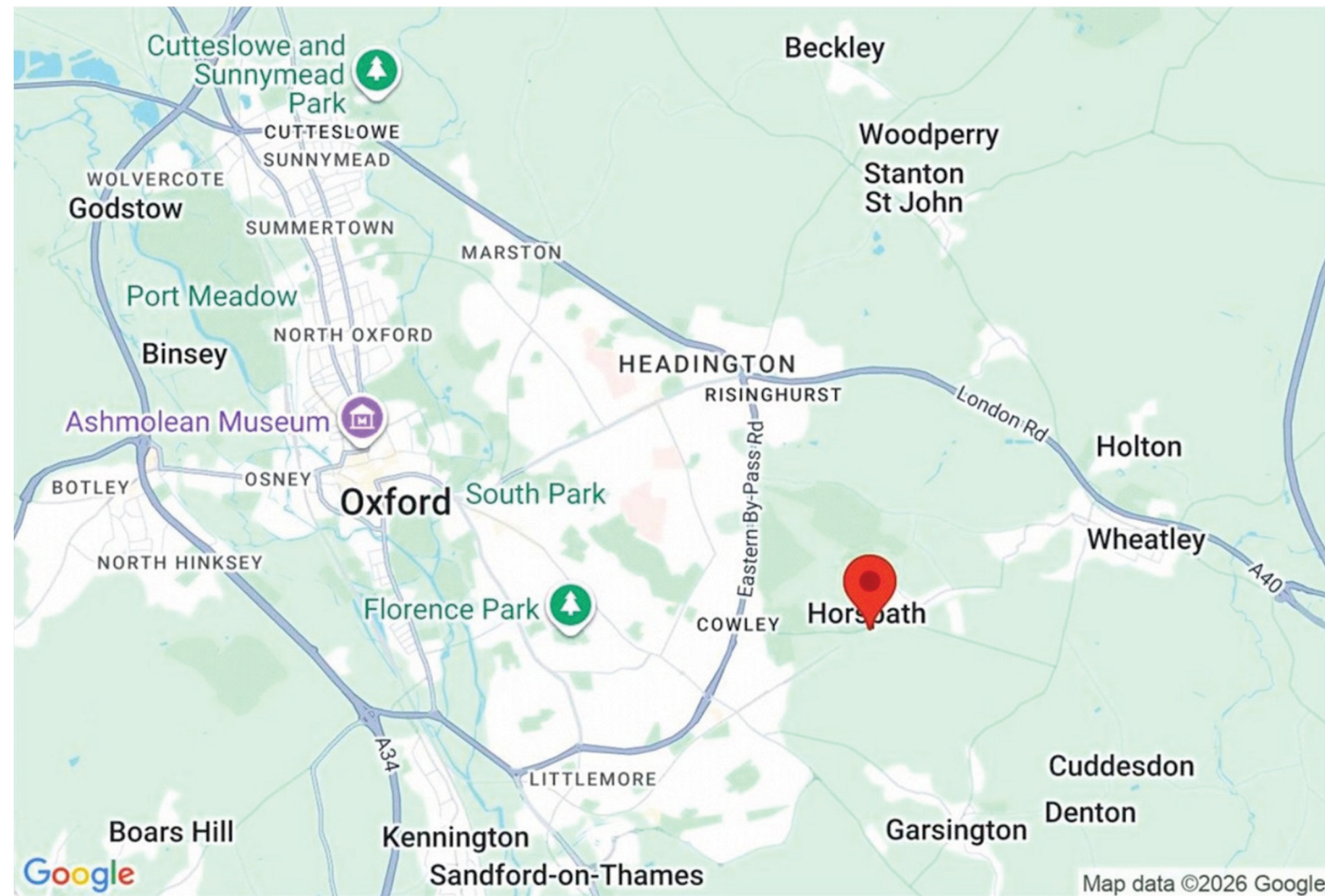
The land extends to approx. 0.65 acres (0.26 hectares) and comprises a grassed field bounded by hedges on all sides. The topography of the land is broadly level.

PLANNING AND PROPOSED DEVELOPMENT

The local planning authority is South Oxfordshire District Council.

The site benefits from a permission in principle for residential development comprising a minimum of 1 and a maximum of 4 dwellings in accordance with the terms of the application Ref P25/S1133?PIP. Planning Practice Guidance (PPG) advises that this is an alternative way of obtaining planning permission for housing-led development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.

RESIDENTIAL DEVELOPMENT OPPORTUNITY LAND SOUTH OF OXFORD ROAD, HORSPATH. APPROXIMATELY 0.65 ACRES (0.26 HECTARES) WITH PERMISSION IN PRINCIPLE FOR 4 DWELLINGS.



This permission in principle has been granted at appeal and relates to the first of these 2 stages. Further details can be found on the Appeal Decision. The proposed site plan and proposed site elevation have been classed by the Appeal Inspector as being for illustrative purposes only. This applies to all imagery contained within our marketing.

REGISTERED TITLE

The property is registered with the Land Registry under three titles:
 ON106523
 ON234001
 ON270501

METHOD OF SALE

The opportunity is offered for sale freehold with vacant possession by informal tender. Offers should be received by email in accordance with the Bidding Guidance contained in the Information Pack and marked "Land at Horspath Tender". A date for bids to be received by will be provided in due course.

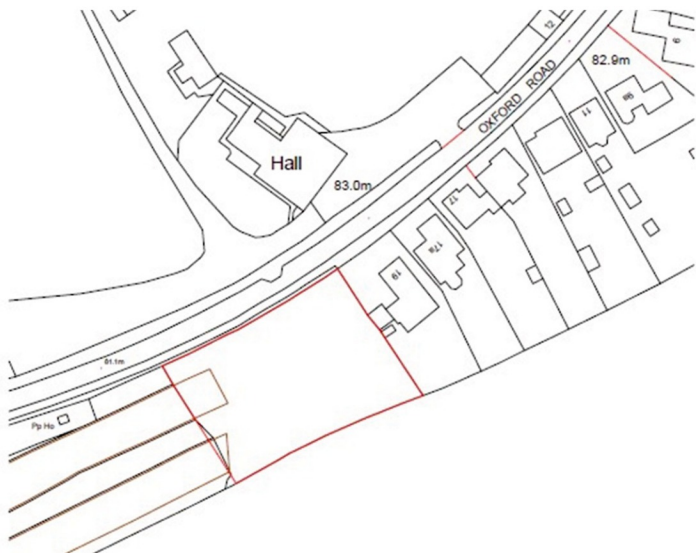
ADDITIONAL INFORMATION

Viewing: The property may be viewed from the highway. Parties wishing to walk the site should arrange an appointment with Carter Jonas - T: 01865 511444

Directions: OX33 1RT

FURTHER INFORMATION

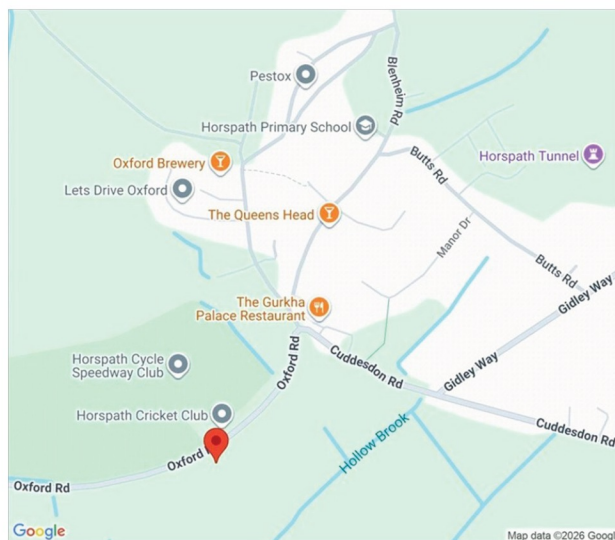
An information pack has been prepared to accompany these particulars and contains all the relevant planning, technical and illustrative drawings.



STATUS	PLANNING	DRAWING NO	210225-PP001C-A
SCALE (A2)	1:250	TITLE	PROPOSED SITE PLAN
DATE	01/04/25	PROJECT TITLE	LAND ADJ TO HORSPATH CRICKET CLUB

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section A-A



STATUS	PLANNING	DRAWING NO	210225-PP001-L
SCALE (A3)	1:200	TITLE	PROPOSED SITE ELEVATION
DATE	01/04/25	PROJECT TITLE	LAND ADJ TO HORSPATH CRICKET CLUB

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IMPORTANT INFORMATION

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