



SERVICED NEIGHBOURHOOD CENTRE DEVELOPMENT PARCEL

LAND AT KINGSGROVE, WANTAGE, OXFORDSHIRE, OX12 7FX

Remaining serviced neighbourhood centre parcel with planning permission for pub/restaurant, with potential for alternative uses (subject to planning).

Carter Jonas

AN OPPORTUNITY TO ACQUIRE A SERVICED PARCEL OF DEVELOPMENT LAND AT THE EXCITING KINGSGROVE DEVELOPMENT

KINGSGROVE

Kingsgrove will become a 227-acre new settlement in the heart of Oxfordshire providing up to 1,534 new homes, new 2 form entry primary school and neighbourhood centre (including pub/restaurant, retail, care, day nursery, offices and community facilities) on the north eastern edge of Wantage.

The landowners and master developer have a long-term strategy for the delivery of serviced parcels of residential and commercial development opportunities. The remaining neighbourhood centre plot follows the retail and nursery parcels of land brought to the market and now delivering these uses as part of the wider development.

LOCATION

Wantage is a historic market town and the birthplace of King Alfred, marked by his statue located within the town's large marketplace. Its importance as a market centre over the years has shaped the town with a number of roads converging around its centre, and it has now grown to accommodate a population of around 13,000 people.

The town provides a range of facilities, which also serve a number of surrounding villages. In addition to the recently opened GEMS

Wantage Primary Academy at Kingsgrove, the town currently has four primary schools, the Fitzwarren special school, King Alfred's Community and Sports College, several supermarkets, health and leisure provision, civic buildings and a number of national and independent retailers and restaurants.

Proposed growth in Wantage is inextricably linked with the development of Science Value UK. The most recent Employment Land Review estimates between 2012 and 2029 an increase of around 14,300 jobs in the Vale, associated in part with an anticipated 16,000 new jobs identified within the Science Vale UK.

Communications are excellent with the A34(T) linking the M4 and M40 motorways 6 miles away, and Didcot parkway railway station with regular main line services to London Paddington and Bristol 8 miles away.

THE PROPERTY

The Property comprises a serviced land parcel extending to 0.98 acres (0.4 hectares). It is identified as Lot 3 on the plans. This parcel has outline planning permission for a pub/restaurant but may be suitable for alternative uses, subject to planning.

The Neighbourhood Centre sits at the heart of Kingsgrove. The wider Neighbourhood Centre development was completed earlier in 2025 and now provides a new Little Pioneers children's nursery and Co-op local store. Two other retail units are expected to provide food and beverage facilities. Other land uses in close proximity include a new community building and public square to the south and primary school to the west. Primary access to the Property will be taken from the A417 Reading Road to the south, with full vehicular and pedestrian access provided by way of new access road that have been constructed by the master developer.



PLANNING

Vale of White Horse District Council granted outline planning permission (reference: P13/V1764/O) for the Kingsgrove Development on 13th July 2015 for:

“Outline application for residential development of up to 1500 dwellings including new employment space (use class B1), a neighbourhood centre/community hub (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2), new primary school, central park, ancillary areas (including allotments and sports pitches) with access off the A338 Grove Road and three accesses off the A417 Reading Road. Provision of a strategic link road between the A417 and the A338 Road to be known as the Wantage Eastern Link Road (WELR). All matters reserved except means of access to the development and the WELR. Additional information received as amplified by agent’s covering letter dated 30th October 2013 and agent’s e-mail dated 10th December 2013.”

The consent has been revised three times since 2015 with the variation of conditions in relation to the approved parameter plans. The revised consents are permission ref. P17/V0652/FUL granted 24th November 2017 ‘the 2017 consent’, P19/V1269/FUL granted 24th August 2019 ‘the 2019 consent’ and most recently P21/V2544/FUL granted 14th January 2022 ‘the 2022 consent’. The deadline for reserved matters applications to be submitted was 13th July 2023. As a result a new outline application was submitted seeking consent for the following:

“Outline application for a phased development for up to 669 residential units and Neighbourhood Centre (Use Class E and

Sui Generis) with associated infrastructure and open space which is capable of coming forward in distinct and separate phases in a severable way.”

The application reference number is P23/V0134/O and was approved 2nd November 2023 ‘the 2023 consent’.

The 2023 consent approved parameter plans and decision notice are available in the online Data Room together with a comprehensive Planning Summary Note the parcel. Development of the Property is subject to a Development Brief which prescribes the minimum provision for each use as well as the design principles. The relevant condition in the 2023 consent is condition 17.

A full history of the planning activity, including a Section 106 and Planning Conditions Tracker document, can be found in the online Data Room.

THE PROPOSED DEVELOPMENT

The Property is ready to commence development and the following works have been or will be delivered by the master developer to provide a serviced land parcels:

- New utility connections including gas, electricity, water and telephony communications
- Site clearance, earthworks
- Hard and soft landscaping up to the red line boundary of the Property
- Completion of the major access road
- Foul and surface water connection up to the red line boundary of the Property

The purchaser will be responsible for all remaining works required (as set out in the technical buyer/seller works pack), together with various planning conditions as set out in the online Data Room.

PROGRESS TO DATE

On behalf of the Landowners and master developer we have completed the sale of 8 phases of residential development to six separate purchases this accounts for the delivery of 1,096 dwellings across the scheme. In addition to the wider neighbourhood centre development a 72 bed care home is now completed and open.

FURTHER INFORMATION

A Data Room has been prepared to accompany these particulars and includes all relevant planning, technical and legal information, as well as bidding guidance.

Prospective purchasers should note that the Vendors will expect them to have obtained and carefully considered the contents of the Data Room prior to submitting their offer.

https://sites.carterjonas.co.uk/Kingsgrove_Wantage/

VAT

VAT will be chargeable on the sale price.

METHOD OF SALE

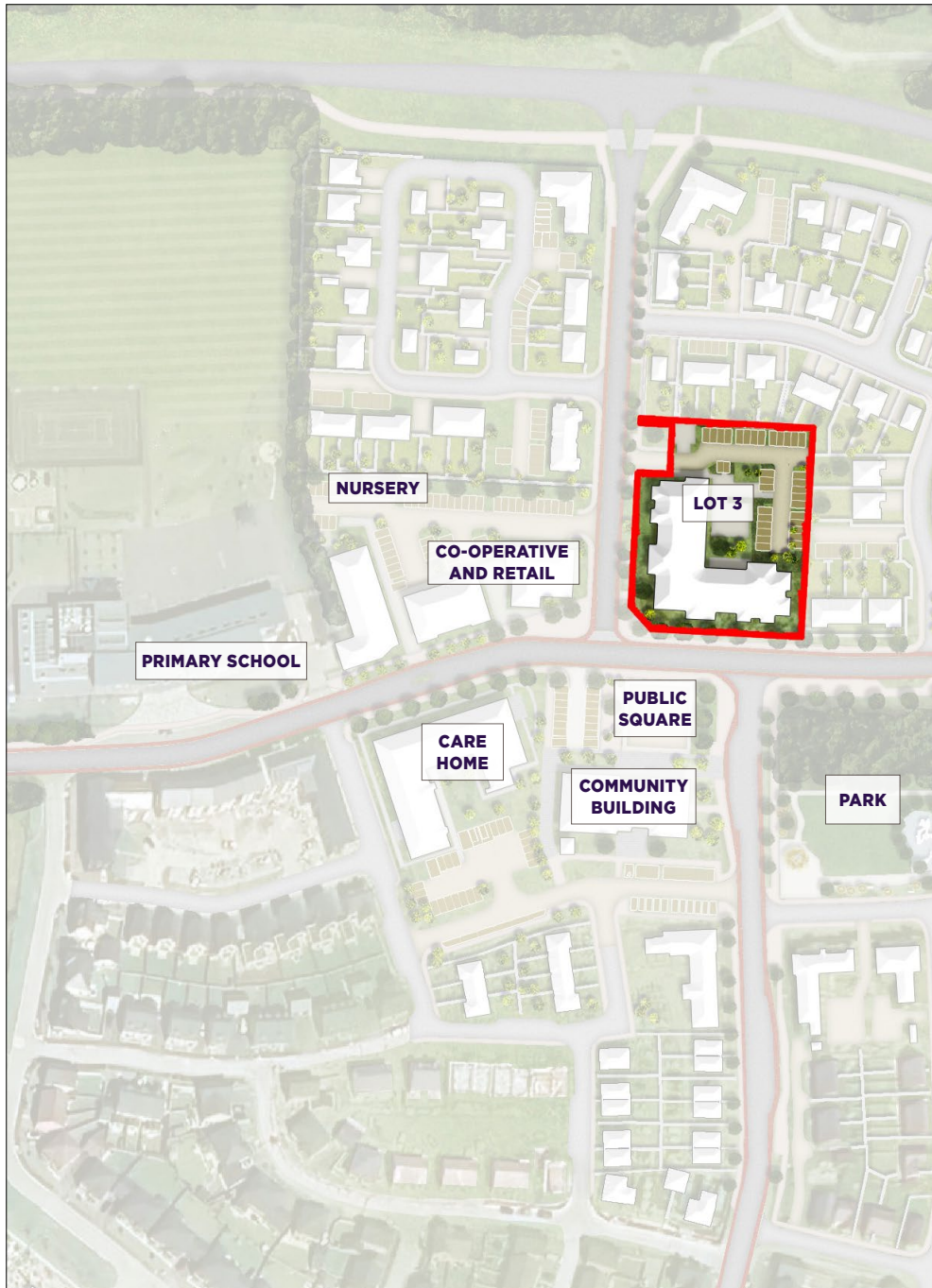
Proposals are invited for unconditional or conditional sale agreements (subject only to planning). Interest should be expressed directly to the selling agent.

VIEWING

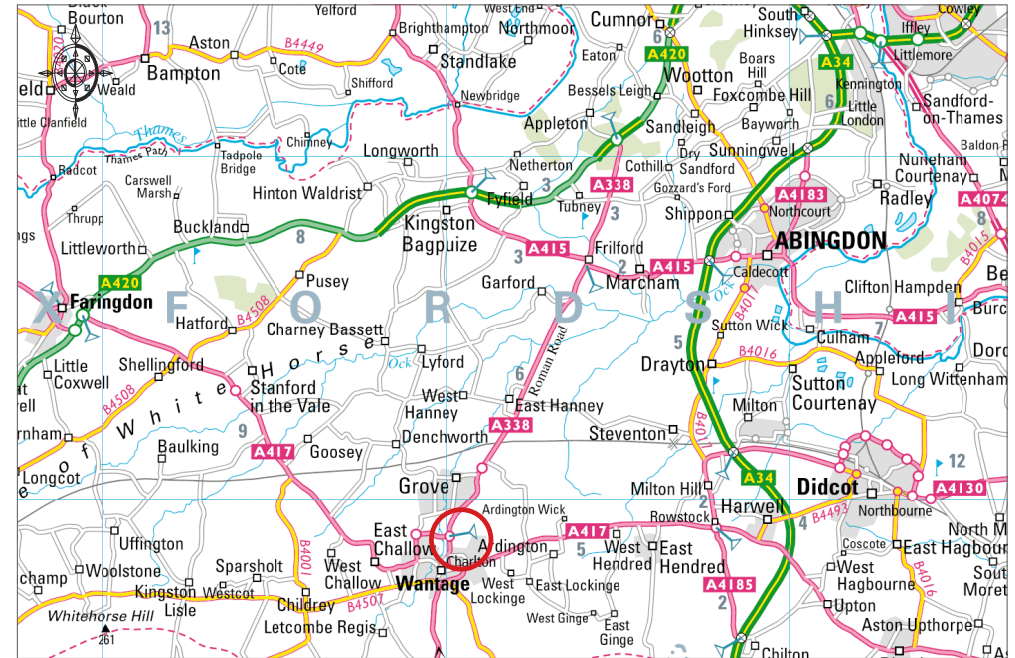
The property may be viewed from the highway.



SITE PLAN



LOCATION PLAN



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