



RESIDENTIAL DEVELOPMENT SITE

Yarnells Hill, Botley, Oxfordshire, OX2 9BG



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A rare opportunity to acquire an attractive development site for 3 substantial detached dwellings located in a sought-after area close to Raleigh Park and within 2 ½ miles of Oxford Centre 12,320 sq. ft. (1,144.55 sq. m) total G.I.A. including carports.

Oxford 2.5 miles | A34 within 1 mile

For sale as a whole by private treaty.

In all about 2.43 acres (0.98 hectares) including access

Location

The site lies adjacent to woodland and protected parkland, providing a real sense of tranquillity, and yet is within easy reach of Oxford City Centre.

The completed houses will benefit from excellent accessibility, with the A34 to the east of the site connecting the M4 and M40, and nearby railway stations at Oxford, Oxford Parkway and Didcot Parkway, providing a choice of fast trains to Paddington and Marylebone.

Directions

From the Botley Interchange take the A420 and then B4044 to get on Westminster Way and head south. Take the right hand turning to Yarnells Hill and continue straight on to stay on Yarnells Hill when the road bends to become Lime Road. As the road bends right take the left hand turning.

What3Words

The Site will be found at [What3Words ///atom.sheep.bunk](https://www.what3words.com/atom.sheep.bunk)

Planning

Planning permission was granted at appeal on 16th May 2024, Appeal Reference Number APP/V3120 /W/23/3325338. The consent is subject to 23 Conditions. The original application number reference is P20/V2298/FUL and the details can be found on the Vale of White Horse District Council Planning Portal.

House 1, Yarnells Hill



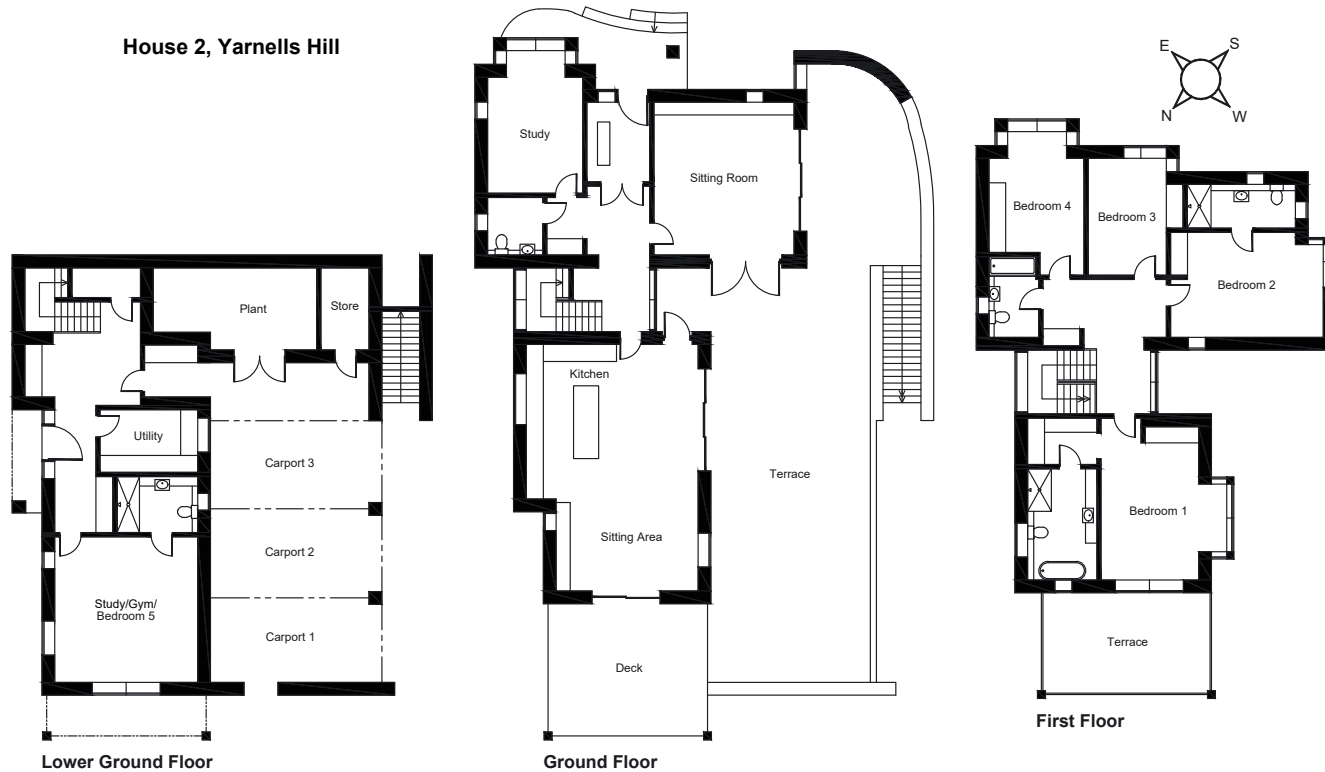
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House 2, Yarnells Hill



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The approved dwellings will provide approximately 1,144.55 square metres. (12,320 sq ft.) Gross Internal Area in total including car ports. The permission allows the construction of three sizeable, and striking houses as shown on the enclosed floorplans. The accommodation comprises:-

Unit 1	Detached	3-5 Beds
	317.98 sq. m GIA	
Unit 2	Detached	3-5 Beds
	415.60 sq. m GIA	
Unit 3	Detached	3-5 Beds
	410.98 sq. m GIA	

TOTAL
1,144.55 sq m (12,320 sq. ft) GIA

Access to the site passes over a private lane, part of which is included within the sale, as shown on the sale plan. Other properties have rights of access to use the private lane in addition to the consented dwellings.

Services

Purchasers are to make their own investigations regarding the connection of services. The Vendor has commissioned a Utilities search which is available from the Agents.

Environmental

Conditions 6 and 7 of the Planning Permission relate to the provision of CEMP and LEMP. As part of the environmental mitigation a replacement Badger Sett will need to be constructed on land to the west of the site (which is under the control of the Vendor). The Developer will be responsible for construction of the replacement Badger Sett, together with securing all appropriate licences. Some fee budgets for some of the Environmental measures and surveys have been obtained by the Vendor and are available from the Agents.

Community Infrastructure Levy

The development will be subject to Community Infrastructure Levy in the sum of £429,076.94.

Method of Sale

The property is offered for sale by private treaty as a whole.

Tenure and Possession

Freehold with vacant possession upon completion.

Health and Safety

We ask you to be as vigilant as possible to any potential risks when making your inspection.

Viewings

Strictly by Appointment with the Agents. Please contact Kevin Prince or Megan Middleton to arrange your inspection.

Local Authority

Vale of White Horse.
www.whitehorsedc.gov.uk
The planning permission is available on the planning portal of the website reference P20/V2298/FUL

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for VAT purposes such tax will be payable in addition.

Plans

Plans included within these particulars are based upon architect's drawings or on Ordnance Survey data and are for reference and identification purposes only. All measurements and distances are approximate.

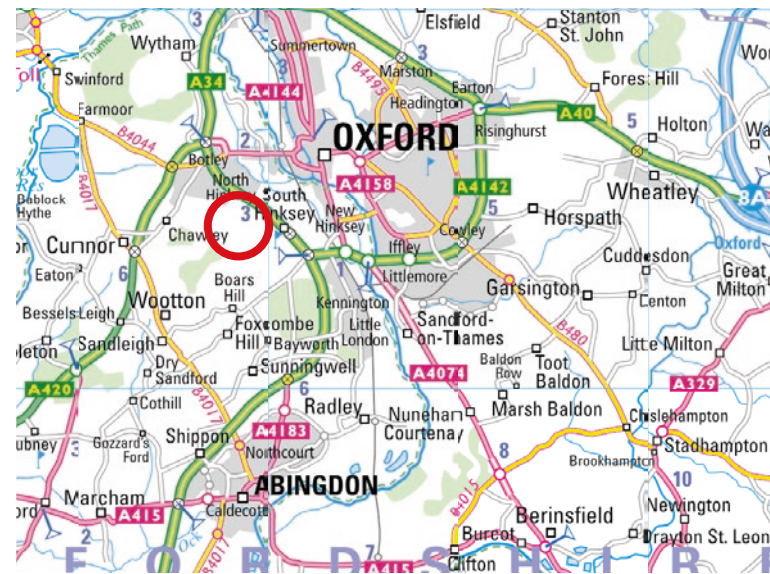
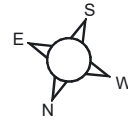
Acknowledgement

We are grateful to Tyack Architects for allowing the reproduction of their drawings within these particulars.

For Further Information

Please contact Kevin Prince or Megan Middleton on 01235 862888 or alternatively email kevin.prince@adkin.co.uk or megan.middleton@adkin.co.uk.

House 3, Yarnells Hill



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