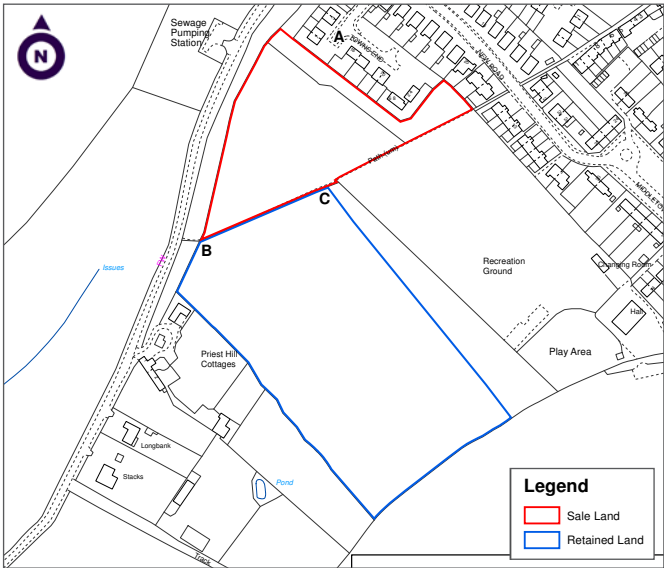


RESIDENTIAL DEVELOPMENT LAND

A rare opportunity to acquire a prime development site in an attractive setting on the edge of Hailey, with **outline planning permission for nine new dwellings**.



LAND AT GIERNALLS ROAD
HAILEY, OXFORDSHIRE

Carter Jonas

LAND AT GIERNALLS ROAD, HAILEY

A prime residential development opportunity benefitting from outline planning permission for the construction of **nine dwellings** on the edge of the West Oxfordshire village of Hailey.

LOCATION

The Property is situated on the north western edge of Hailey, a small village close to the Cotswold Area of Outstanding Natural Beauty (AONB). The village provides various local services and amenities including The Lamb and Flag public house, Hailey Church of England primary school, a village hall and regular bus services between Witney and Chipping Norton.

Nearby Witney (2 miles to the south) provides a full range of local and national retailers and recreational facilities, whilst Oxford to the east (12 miles) and Cheltenham to the west (28 miles) both provide further choice.

Transport communications are good with the B4022 providing access to the A44 to the north and the A40 to the south. The nearest train station is Long Hanborough (4 miles) with journey times to London Paddington of just over an hour.

THE PROPERTY

The Property extends to approximately 2.69 acres (1.09 hectares) and benefits from vehicular access via Giernalls Road.

It forms an irregular shaped parcel of agricultural pasture and shrub land with surrounding land uses including existing residential properties to the immediate north east on Giernalls Road, Priest Hill Lane to the immediate north west and open agricultural land, including an existing playing field and recreational facilities, to the immediate south.

Access to the Property is via Giernalls Road. The topography of the land is broadly level and the boundaries are formed mainly by mature hedgerows.

A bridleway runs parallel to the southern boundary, adjacent to the playing fields. The Property sits adjacent to, but outside of, the Conservation Area and is not affected by any other statutory designations.

PLANNING

West Oxfordshire District Council (WODC) granted outline planning permission in a Decision Notice dated 28 September 2017 for:

"Outline application for up to 9 dwellings".

Planning reference **17/00966/OUT**.

Full details of the Decision Notice, together with the schedule of planning conditions, will be made available on the Information Pack.

Condition 3 of the Decision Notice sets out the following requirements:

- i. Submission and approval to a detailed plan of the access road to the development; and
- ii. Submission of documentary evidence that the Property benefits from rights of access across a stretch of third party land between the highway boundary on Giernalls Road and the red line boundary; and
- iii. Completion of a Section 278 Agreement in respect of the formation of access.

As a part of marketing preparations, the Vendor has prepared a detailed plan of the access road and has rights reserved over the third party land under a Transfer (dated 14 March 1991).

The access drawings will be available on the Information Pack.

THE PROPOSED DEVELOPMENT

The proposed site plan that accompanied the planning application details the following:

- Residential development of up to 9 dwellings with associated driveways and garaging
- Retention of public footpath
- Provision of transport infrastructure

METHOD OF SALE

The Property is offered for sale freehold with vacant possession by Informal Tender with unconditional offers sought.

Offers should be submitted via email to James Cordery by **12 noon on Friday 6th July 2018** clearly marked "Giernalls Road Tender".

The Vendor will consider overage proposals as a part of offers submitted, in the context of the Property's recent planning history and the Vendor's previous objective to achieve a greater quantum of development over the Property.

RETAINED ACCESS

A right for the Vendor and its successors in title, tenants or occupiers of the Retained Land at all times and for all purposes with and without vehicles to pass and repass over a suitable access roadway between the adopted highway (marked for identification at point A on the plan above) and the Retained Land along the boundary (marked for identification B to C on the plan above) until the same is adopted as highway maintainable at public expense and in so far as such roadway is constructed by the Purchaser as approved by the Vendor it shall be a width no less than 5.5 m carriageway plus a 1 m footpath on each side.

As an indication based upon the indicative layout a corridor is shown hatched on a version of the layout within the Information Pack, to show how such provision could be made as described above.

VIEWING

The Property may be viewed from Giernalls Road. Parties wishing to walk the site should arrange an appointment with Carter Jonas.

FURTHER INFORMATION

An Information Pack has been prepared to accompany these particulars and includes all relevant planning, technical, legal and end sales information, as well as bidding guidance.

This is available upon request and prospective purchasers should note that the Vendor will expect them to have obtained and carefully considered the contents of the Information Pack prior to the submission of offers.

For any further information or to receive the Information Pack, please contact James Cordery.

Particulars prepared June 2018.

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IMPORTANT INFORMATION

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