



SERVICED NEIGHBOURHOOD CENTRE AND DAY NURSERY DEVELOPMENT LAND

LAND AT KINGSGROVE, WANTAGE, OXFORDSHIRE

3 serviced parcels with planning permission for food and non-food retail, pub/restaurant, and a day nursery.

Carter Jonas

AN OPPORTUNITY TO ACQUIRE 3 SERVICED PARCELS 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 1,500 new homes, a 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 St Modwen Developments have a long-term strategy for the delivery of serviced parcels of residential and commercial development opportunities. The neighbourhood centre follows initial parcels of land brought to the market and now being delivered.

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 11,000 people.

The town provides a range of facilities, which also serve a number of surrounding villages. It 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 three serviced land parcels offered to the market as separate or combined Lots and as described below:

Lot 1. Day nursery extending to 0.62 acres (0.25 hectares) – UNDER OFFER

Lot 2. Food & Non-food retail extending to 0.69 acres (0.28 hectares) – UNDER OFFER

Lot 3. Pub/restaurant extending to 0.98 acres (0.4 hectares)

This Neighbourhood Centre will sit at the heart of Kingsgrove, with the recently opened primary school directly to the west. Other land uses immediately adjacent to the property will include a new community building and public square to the south, as well as a local park and area of play to the east of the Centre West Access Road. Primary access to the each of the parcels will be taken from the A417 Reading Road to the south, with full vehicular and pedestrian access provided by way of new access roads that have been constructed by the master developer (St Modwen).



PLANNING

Vale of White Horse District Council granted outline planning permission (Reference: P13/V1764/O) for the Kingsgrove Development on 13th July 2015 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 2022 consent is the consent against which reserved matters applications are currently determined. The deadline for reserved matters applications to be submitted is 13th July 2023. The currently approved parameter plans and 2022 decision notice are available in the online Data Room together with a comprehensive Planning Summary Note for each parcel. Development of these Neighbourhood Centre parcels 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 2022 consent is condition 14.

A full history of the planning activity, including a Section 106 and Planning Conditions Tracker document, can be found on 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 (St Modwen) to provide a serviced land parcel:

- New utility connections including gas, electricity, water and telephony communications
- Site clearance and 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 on the online Data Room.

PROGRESS TO DATE

On behalf of the Landowners and St Modwen, we have completed the sale of six phases (phases 1, 2a, 3a, 3b, 4 and 5) of development to four separate purchasers. This accounts for the delivery of 865 dwellings across the eastern section of the scheme. The sale of the care home plot to an operator that will deliver a 72-bed scheme, has been completed with construction started on site.

St Modwen Homes, the first house builder on site, has already completed and sold all 70 homes in its first phase.

KINGSGROVE PRIMARY ACADEMY

We are also pleased to confirm that the GEMS Wantage Primary Academy, situated at the heart of Kingsgrove, opened its doors to pupils on the 21st September 2020, providing families within Kingsgrove and the nearby area with state-of-the-art educational facilities for their young children. The school, which will ultimately accommodate 420 primary pupils and 26 nursery places, will include sports pitches, a playground, a multi-use games area (MUGA) and car parking.

This Academy is one of a number of key community benefits to be delivered by the Landowners and St Modwen, as part of the wider development including a the Neighbourhood Centre, a community hub and a central public open space.

FURTHER INFORMATION

A Data Room has been prepared to accompany these particulars and includes all relevant planning, technical, legal 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.

www.kingsgrove-wantage.info

VAT

VAT will be charged on the sale price.

METHOD OF SALE

The opportunity is offered for sale freehold with vacant possession. Interest should be expressed directly to the selling agent.

VIEWING

The property may be viewed from the highway. Parties wishing to walk the site should arrange an appointment with Carter Jonas.

SITE PLAN



LOCATION PLAN



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