

Our Ref:

Your Ref:

RESIDENTIAL REDEVELOPMENT SITE

BEECH HOUSE, DUCKLINGTON LANE, WITNEY, OXON, OX28 4JF

PLANNING CONSENT FOR 14 x 2 BED FLATS

SITE AREA APPROX 1.027 ACRES (0.416) HECTARES

OFFERS IN EXCESS OF £800,000



MARK G. BAKER M.R.I.C.S.
Chartered Surveyor

IMPORTANT: Every care has been taken in preparing these brief particulars, but they do not constitute any part of either an offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. The details should be verified on a visit to the property and these particulars do not replace the need for a full survey and other appropriate enquiries. Neither Wilsons Commercial nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

LOCATION

The premises are situated on the eastern side of Ducklington Lane, approx 215 yards (196m) north from its junction with Station Lane. The Lidl Supermarket, MacDonald's and the Tesco Express Garage are adjacent. Witney is a thriving market town, situated approx. 12 miles west of Oxford on the main A40 trunk road, having a population of approx. 23,500. It has a total Catchment Area of in the order of 100,000 in the West Oxfordshire area.

DESCRIPTION

The property is a rectangular building plot with Planning Consent for 14 x 2 Bed Flats. It has a frontage of approx 179' 0" (54.55m) to Ducklington Lane and a maximum depth of approx 263' 0" (80.16m). The area is approx 1.027 acres (0.416 ha). The existing detached house is to be demolished as part of the scheme. There was a stable building toward the rear of the site, which has already been demolished.

PLANNING PERMISSION

The property has planning consent, granted by West Oxfordshire District Council, on 10th June 2011, under reference 10/1805/P/OP. It gives consent to the erection of fourteen flats. A copy of the consent is attached. There is no requirement for social housing on the site. The consent documents, statements, plans etc, are on our website and on the planning website of West Oxfordshire District Council www.westoxon.gov.uk

PROPOSED BUILDINGS

14 two bedroomed flats in 3 blocks of two storeys, as shown on the attached plan, which accompanied the planning consent.

TENURE

The property is offered for sale Freehold, with full vacant possession.

SECTION 106 PLANNING OBLIGATION

A document dated 11th May 2011 setting out payments of £26,380 (subject to index linking) to be made by the purchaser to Oxfordshire County Council.

PRICE

Offers in excess of £800,000

LEGAL COSTS

Each party to bear their own costs in the transaction.

The solicitors acting for the vendor are Glaisyers Solicitors LLP, One St James's Square, Manchester, M2 6DN. Tel 0161 832 4666, Fax 0161 832 1981

NOTE

1. Every care has been taken in preparing these particulars, so as to give a fair overall view of the property, but they do not constitute any part of either an offer or contract. No responsibility is taken for any error, omission or misstatement, whether in these particulars, during negotiations or otherwise. Purchasers must satisfy themselves as to the correctness of all statements.
2. Any measurements or areas referred to are given as a guide only and are not precise. No liability can be accepted for any errors arising therefrom.



Ordnance Survey © Crown Copyright 2011. All rights reserved.
 Licence number 100026443. Plans & Scale - 1:11250

ILLUSTRATIVE LAYOUT PLAN



UNITS
14 x 2 bedroom flats
each - 75 m²
2 storey buildings

21 DEC 2010

Pucklington Lane



ELEVATION on A-A

1-2 5-6 7-8 9-10 11-12

playing field

A
new access with rowable strip

Pucklington Lane

footpath

T1 WALNUT

L1/D1 STORE

T3 WALNUT

T2 BIRCH

T4 COPPER BEECH

T5 ASH

Raymond Tollady dip arch (Oxford)
49 Pucklington Lane Witney Oxford OX28 5JF
t: +44(0)1993 775226 m: +44(0)7537 882627
e: raymond@tollady.co.uk - w: www.tollady.co.uk

PROPOSED DEVELOPMENT, BEECH HOUSE,
PUCKLINGTON LANE, WITNEY

0 1 2 3 4 5 6 7 8 9 10
metres

RT aug 2010

156-d1

10/1805/P/OP

1 of 3

Town and Country Planning Act

1990 NOTICE OF DECISION

Mark Chattoe
81 Woodstock
Road Witney
Oxon
OX28 1ED

Application Number: 10/1805/P/OP

Date of Application: 02 November 2010

Date Received: 03 November 2010

Parish: WITNEY

The West Oxfordshire District Council, as Local Planning Authority, hereby Grant, subject to conditions the application for Outline Planning Permission, as outlined below

Proposed: Erection of fourteen flats.

At: Beech House, Ducklington Lane, Witney

For: James Walker Properties Ltd

- 1 (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission;
and
(b) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the requirements of S.92 of the Town and Country Planning Act 1990.
2. Details of the (access, appearance, landscaping, layout and scale), (herein called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
REASON: The application is not accompanied by such details.
- 3 As part of the reserved matters application submitted details of the following shall be submitted, with development only being carried out in accordance with the said agreed details:
 - = details of green energy production, water saving and recycling
 - = details of bat and bird boxes to be located on site
 - = details of a landscape belt of at least 5m minimum width along the northern boundary of the site
 - = details of landscape maintenance
 - = details of any road noise mitigation measures proposed, the said measure to be informed by a noise survey undertaken in accordance with details first agreed in writing by the Local Planning Authority
 - = tree protection measures proposed during construction works
 - = provision of pedestrian access to the adjoining footpath/cycleway
 - = details of the boundary fencing, the said fencing to be designed to prevent access from the adjoining playing fields
 - = details of the boundary fencing, the said fencing to be designed to prevent access from the adjoining playing fieldsREASON: Such details were either not provided or were inadequate. (Policy BE2 of the West Oxfordshire Local Plan 2011)

10/1805/P/OP

2 of 3

- 4 No development shall take place until details of facilities for refuse bins to be stored and placed awaiting waste collection have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained. REASON: To safeguard the character and appearance of the area and in the interests of the convenience and efficiency of waste storage and collection. (Policy BE2 of the adopted West Oxfordshire Local Plan 2011)
- 5 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by Mark Chattoe and dated 19 November 2010.
 - 1 The development footprint will be kept clear of the flood plain as specified in paragraph 5.3.
 - 2 The area of flood plain within the site will remain open as specified in paragraph 5.3.REASONS:
 - 1 To ensure there will be no loss of flood storage and to reduce the risk of flooding to the proposed development and future occupants.
 - 2 To ensure that there will be no impedance of flood flows
- 6 Prior to development the proposed means of access onto Ducklington Lane is to be constructed strictly in accordance with the highway authority's specifications and all ancillary works specified shall be undertaken.
REASON: To ensure a safe and adequate access. (Policy BE3 of the adopted West Oxfordshire Local Plan 2011)
- 7 Prior to occupation of the site, the existing vehicular access onto the adjacent footpath shall be permanently stopped up by the means of reinstatement of the highway verge in accordance with the highway authority's specifications and shall not be used by any vehicular traffic whatsoever.
REASON: To ensure a safe and adequate access. (Policy BE3 of the adopted West Oxfordshire Local Plan 2011)
- 8 Development shall not commence until a surface water drainage scheme, including details of the phasing of works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: To secure an adequate and sustainable means of disposing of surface water from the site and to avoid flooding. (Policies CC2 and NRM 4 of the South East Plan 2009)

REASONS FOR GRANTING OUTLINE PLANNING PERMISSION

- 1 The development pays proper regard to the neighbouring property and does not give rise to an unacceptable loss of residential amenity. As such, the proposal is in accordance with Policy BE2 of the West Oxfordshire Local Plan 2011. In light of this the proposal is considered acceptable on its planning merits.

The development pays proper regard to the safety of users of the public highway and does not give rise to unacceptable highway danger. As such, this proposal is in accordance with Policy BE3 of the West Oxfordshire Local Plan 2011. In light of this the proposal is considered acceptable on its planning merits.

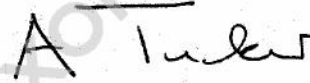
10/1805/P/OP

3 of 3

- 3 The development pays proper regard to amenity and would not be harmful to the character and appearance of its surroundings. As such, this proposal is in accordance with Policy BE2 of the West Oxfordshire Local Plan 2011. In light of this the proposal is considered acceptable on its planning merits.

NOTE TO APPLICANT

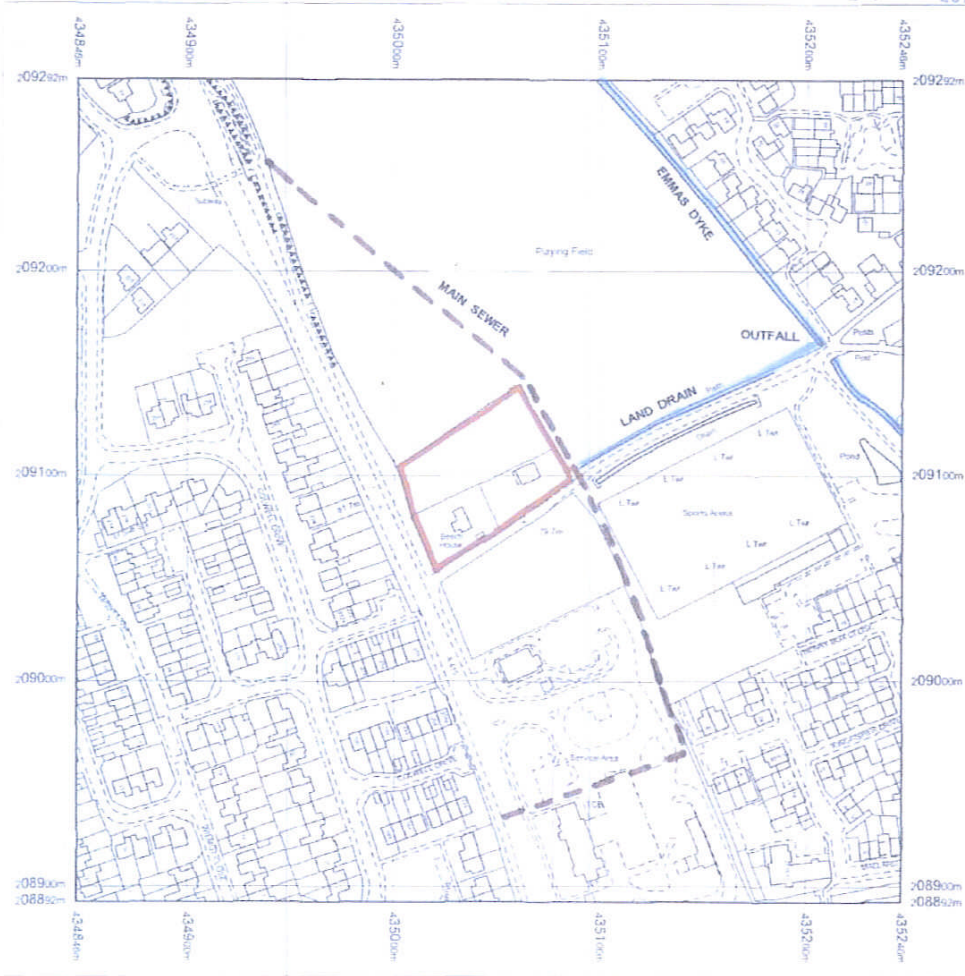
You are advised that if bats are found during construction works then development should cease and suitably qualified advice sought. If a revised scheme is submitted with a greater number of units it is likely that the Local Planning Authority will seek a proportion as affordable units. You are reminded of the terms of the parallel legal agreements.



Andrew Tucker
Strategic Director (Development)

Dated 10 June 2011

<http://planning.westoxon.gov.uk>



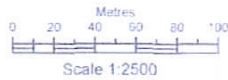
Produced 22.10.2010 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2010

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain

The representation of a road, track or path is no evidence of a right of way

The representation of features as lines is no evidence of a property boundary



Supplied by West Oxfordshire D C
Serial number: 00138100
Centre coordinates: 435046.25 209092.38

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site www.ordnancesurvey.co.uk

Beech House, Ducklington Lane, Witney, OX28 4JF

**SITE
LOCATION
&
DRAINAGE
PLAN**