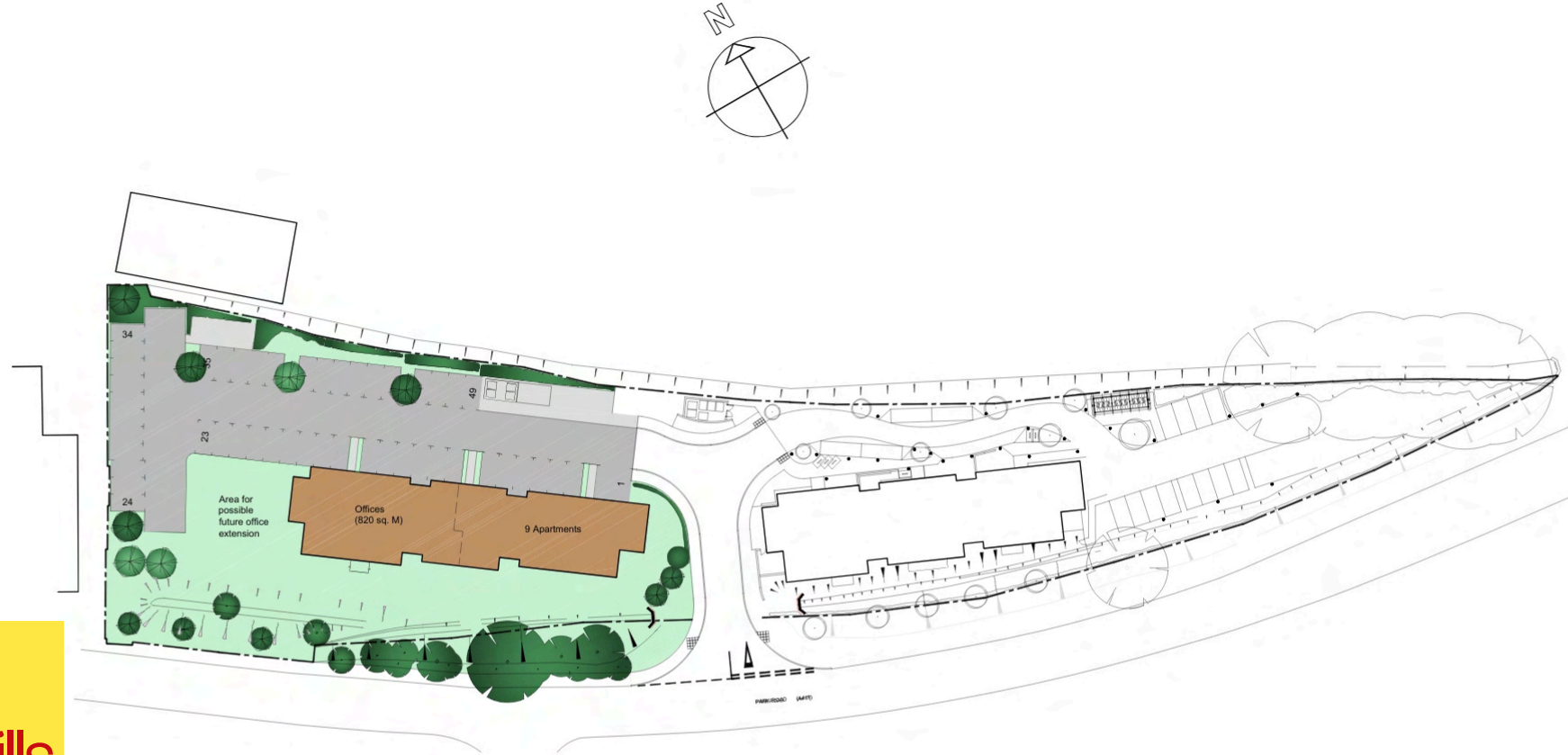


Land at Park Road

FARINGDON, OXFORDSHIRE

Consented Mixed-Use Development Opportunity in Historic Market Town of Faringdon



**Indicative Site Plan. Not to Scale*

KEY HIGHLIGHTS

Savills (UK) Ltd have been instructed to seek proposals for the above development opportunity situated on Park Road in Faringdon, Oxfordshire.

- Bought to the market on behalf of Ede Holdings Limited and Howard Tenens Distribution Limited;
- The site is approximately 0.94 acres comprising of grassland;
- The site benefits from planning permission (P17/V2407/FUL) for the development of 9 apartments and an office building with associated parking and landscaping.;
- No affordable housing requirements within the existing consent;
- Offers invited on an Unconditional or Subject to Planning offers basis.



Location Plan

LOCATION

The site is in the historic market town of Faringdon, Oxfordshire. Faringdon is well placed between Oxford, circa 21 miles to the northeast, Reading, circa 38 miles to the southeast, and Swindon, circa 12 miles to the southwest. There is excellent access to the A420 providing linking Faringdon to both Oxford and Swindon. The A34 can be accessed from the A420 at Oxford, providing good links with both Birmingham and London. The A420 at Swindon provides access to the A419 providing links to Cirencester to the north and the M4 to the south.

Faringdon has a population of approximately 8,627 (2021 census) and provides a range of amenities including Supermarkets, a Leisure Centre, Sports Park and a variety of dine-in and takeaway restaurants. At the end of Park Road (to the east of the site) is Faringdon Retail Park, with occupiers including Costa Coffee, ALDI, Home Bargains and Travelodge. Faringdon also benefits from a Community College and a new Primary School which opened in 2022.

Swindon train station is an approximate 30 minute drive, providing regular train services to London Paddington and Birmingham New Street with a fastest journey time of 52 minutes and 1 hour 48 minutes respectively.

SITE DESCRIPTION

The Site is approximately 0.94 acres (0.38 ha) of grassland which is broadly rectangular in shape.

The north-west part of the site was previously occupied by two houses (numbers. 33 and 35 Park Road) which were demolished a number of years ago to enable the redevelopment of the site. The site is therefore considered to be previously developed (or brownfield) land.

The site is accessed off Park Road, off the access that was constructed as part of the residential Ede Homes scheme on adjoining land to the south-east.

To the north and west of the site there is a well established industrial park, which can be accessed via Pioneer Road. Occupiers of these industrial units include: Toolstation Faringdon, Protyre Faringdon, DMW Landscapes and Aspect Woodworking.

To the south of the site is the Bloor Homes residential development 'Oriol Gardens'. Whilst part of this development is still under construction, there are some units now available for purchase. Included within the wider outline application for the Bloor Homes scheme was an extra care facility. This is 60 apartment Extra Care facility is currently under construction by Housing 21.

PLANNING

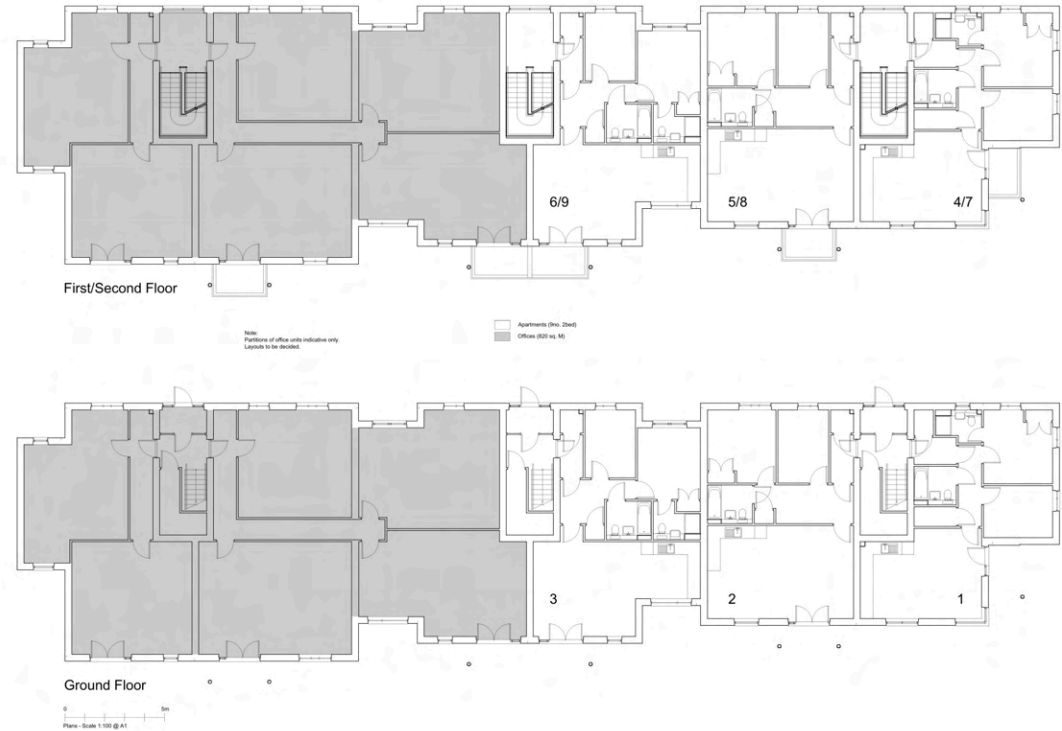
The site falls under the jurisdiction of the Vale of White Horse District Council (VOWH) . The site benefits from existing planning permission (P17/V2407/FUL) for the development of 9 apartments and an office building with associated parking and landscaping. Planning permission was granted on the 27th October 2017 by way of a delegated decision.

The proposed scheme of Land at Park Road, Faringdon includes a three-storey building comprising 9 x 2-bedroom apartments, and 820 sq. m of office accommodation. The site would also provide 18 car parking spaces for the apartments, 3 visitor spaces and 28 office car parking spaces, as well as 36 cycle parking spaces.

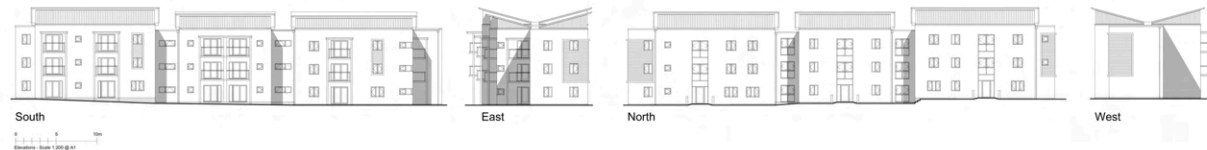
A material start has been made on site in order to safeguard the planning consent, with conditions 3, 4, 5, 6 and 11 having been discharged.

VSL have undertaken a marketing exercise for the office development and accommodation; a summary of interest is included within the data room.

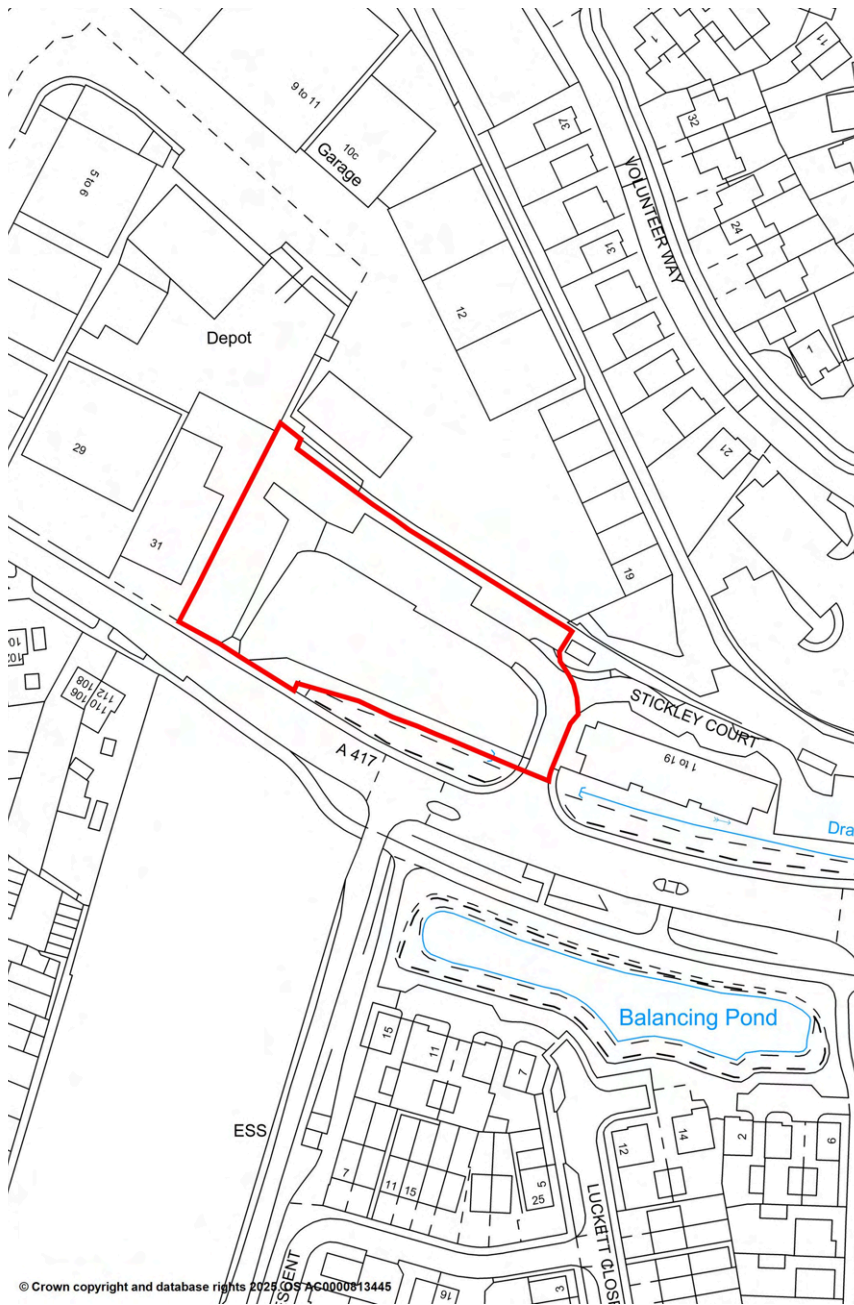
A copy of the decision notice along with further planning application documents are included within the supporting information pack.



**Proposed Floorplan*



**Proposed Elevations*



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*Indicative Red Line Boundary

LEGAL

The subject land is held under the freehold title numbers ON208837, ON237698, ON116115, ON157779 and ON262970. The Title Register and Title Plan are provided as part of the supporting information pack.

SERVICES

Interested parties are advised to make their own enquiries to the supply companies in respect of their specific requirements in terms of the ability to connect and confirmation of sufficient capacity.

METHOD OF SALE

The Property is to be sold by way of informal tender. Offers are invited on an unconditional (with overage) or Subject to Planning basis by noon on **Monday 9th June 2025**. Please note that the Vendor is not obligated to accept the highest or any other offer.

In order to be able to accurately appraise offers on a like for like basis, please include the following information in support of your bid.

- Type of agreement proposed;
- Confirmation of headline purchase price and payment profile;
- The proposed length of the agreement and any provisions of extensions;
- Initial planning strategy, to include anticipated use, unit numbers and indicative layouts
- Confirmation of any conditions attached to the offer and the anticipated timescales of satisfying the conditions;
- Details of any further information required or investigations to be carried out prior to exchange, including anticipated timescales of carrying out the proposed works;
- Specify any proposed uplift or overage provision contained within your offer;
- Specify any assumptions made in relation to anticipated abnormal development costs;
- Confirmation of anticipated timescales to exchange and complete contracts;
- Provide details of how you propose to fund the purchase (proof of funding may be required upon request) as well as confirmation that your bid has received full board approval, or equivalent, and if not the process and anticipated timescales to obtain such approval;
- Specify your proposed exchange deposit and confirm that it is non-refundable;
- Details of any deductible costs, anticipated planning costs and confirmation on planning cost cap;
- Key satisfactory planning permission requirements;
- Provide any other information that you feel should be taken into consideration in the assessment of your bid; for example, recent experience of delivering a scheme of this nature and/or within Vale of White Horse;
- Provide details of the solicitors (firm and partner responsible) you propose to use and confirmation that you have an existing working relationship with them
- Confirmation that there are no conflicts of interest.

Upon offers being received we anticipate holding developer interviews on **Tuesday 17th June 2025** and request that you keep this date free and available in the event that you are selected to attend. Once HOT's are agreed with the selected party, a scheduled timetable of legal meetings will be agreed with the preferred party.



Land at Park Road

Faringdon, Oxfordshire

VIEWINGS

Viewings of the site are by appointment only. Interested parties are requested to contact the selling agent to arrange an appointment.

Please note that neither the Vendor nor their agents will be responsible for any damage or loss caused by any potential purchasers, their agents or consultants whilst on site.

DATA ROOM

An online Data Room, containing all relevant planning, technical and legal information will be made available on request. Please contact Savills for access.

VAT

The Vendor has elected to charge VAT on the purchase.

LOCAL PLANNING AUTHORITY

Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon, OX14 3JE

CONTACT

For further information please contact:

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