



# RESIDENTIAL DEVELOPMENT SITE

Land off Tadmarton Road, Bloxham, Oxfordshire, OX15 4HR





## PLANS, AREAS AND SCHEDULES

Plans included within these particulars are for identification only and shall not form part of any Contract or Agreement for Sale.

## PLANNING

Outline planning permission has been granted by Appeal in respect of two applications, Appeal A in respect of application Ref 24/01908/OUT and Appeal B in respect of application Ref 23/01265/OUT both for the erection of up to 55 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.

A full suite of documents which were submitted as part of the Planning Applications, the Appeal Decisions and the approved drawings are available to download from the Data Room.

35% Affordable Housing is required on the site of which 70% will be Social Rented, 25% First Homes and 5% Intermediate Housing.

The Planning Application was supported by a Development Framework Plan (Drawing D9731002F) and Bidding Parties proposals should broadly accord with this document. An indicative Sketch Layout is also reproduced within these particulars.

The red line of the site includes a spur of land to the south of the main body of the site, this land will not be included within the area of the site being sold but will be retained by the owner with suitable rights for implementation of the SuDS system granted.

## FURTHER INFORMATION

Further information is available for download upon request from the Data Room for the site, this will include Section 106 Agreement and Unilateral Undertaking, Utilities Searches and reports submitted in support of the planning applications and appeals.

## GROUND INVESTIGATION

A Detailed Phase II Geo-Environmental Assessment Report has been commissioned by Brownfield Solutions and will be made available via the Data Room as soon as it is completed.

## LETTERS OF RELIANCE

The Promoter will provide a full suite of Letters of Reliance and Bidding Parties will be expected to review these and confirm they are in acceptable form (or otherwise) as part of their bid.

## BOUNDARIES

The purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the vendor nor their agents shall be responsible for defining the boundaries of the ownership thereof.

## EXISTING WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold with the benefit of all rights, (including rights of way), whether public or private, light support, drainage, water and electricity supplies and other rights, easements, quasi easements and restrictive covenants, as existing and proposed wayleaves for masts, pylons, stays, cables, drain and water, gas and other pipes whether referred to in these particulars or not.

## WHAT3WORDS

greet.results.crimson

## VIEWING

Viewing is strictly by appointment made through the Vendor's agents, Brown & Co.

## CONTACTS

Selling Agents:

David Thorpe | 01295 220223 | david.thorpe@brown-co.com

Daisy Miller | 01295 220207 | daisy.miller@brown-co.com

Promotor:

Tom Allbrighton | 07393 267536 | t.allbrighton@gladman.co.uk

## LOCAL AUTHORITY

Cherwell District Council - 01295 227001

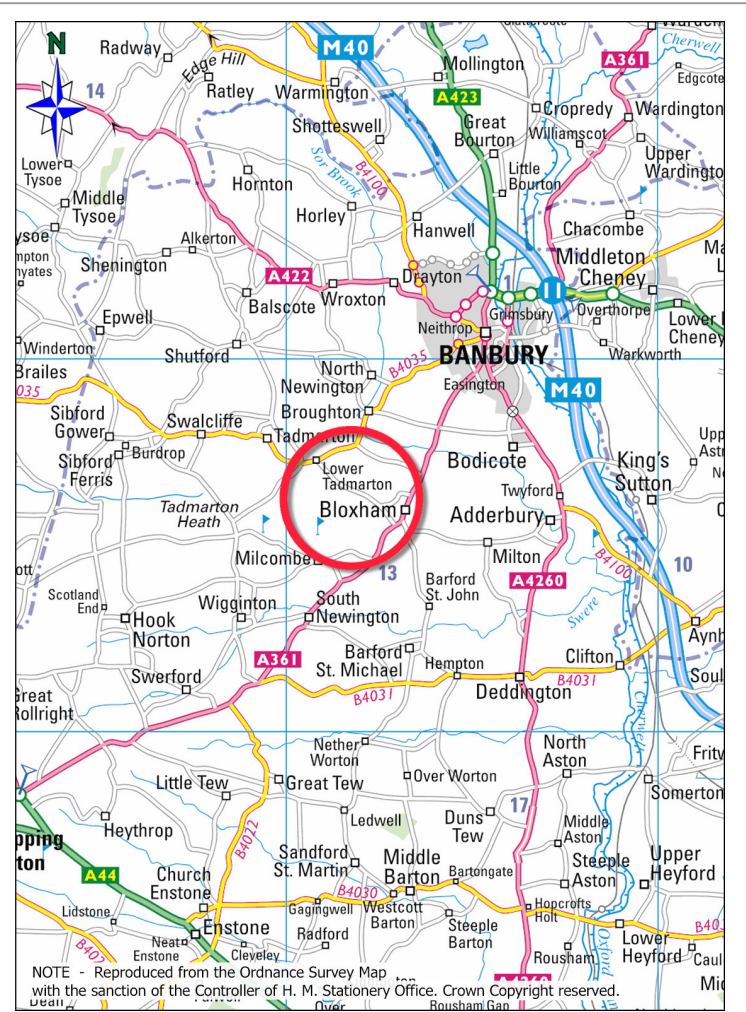
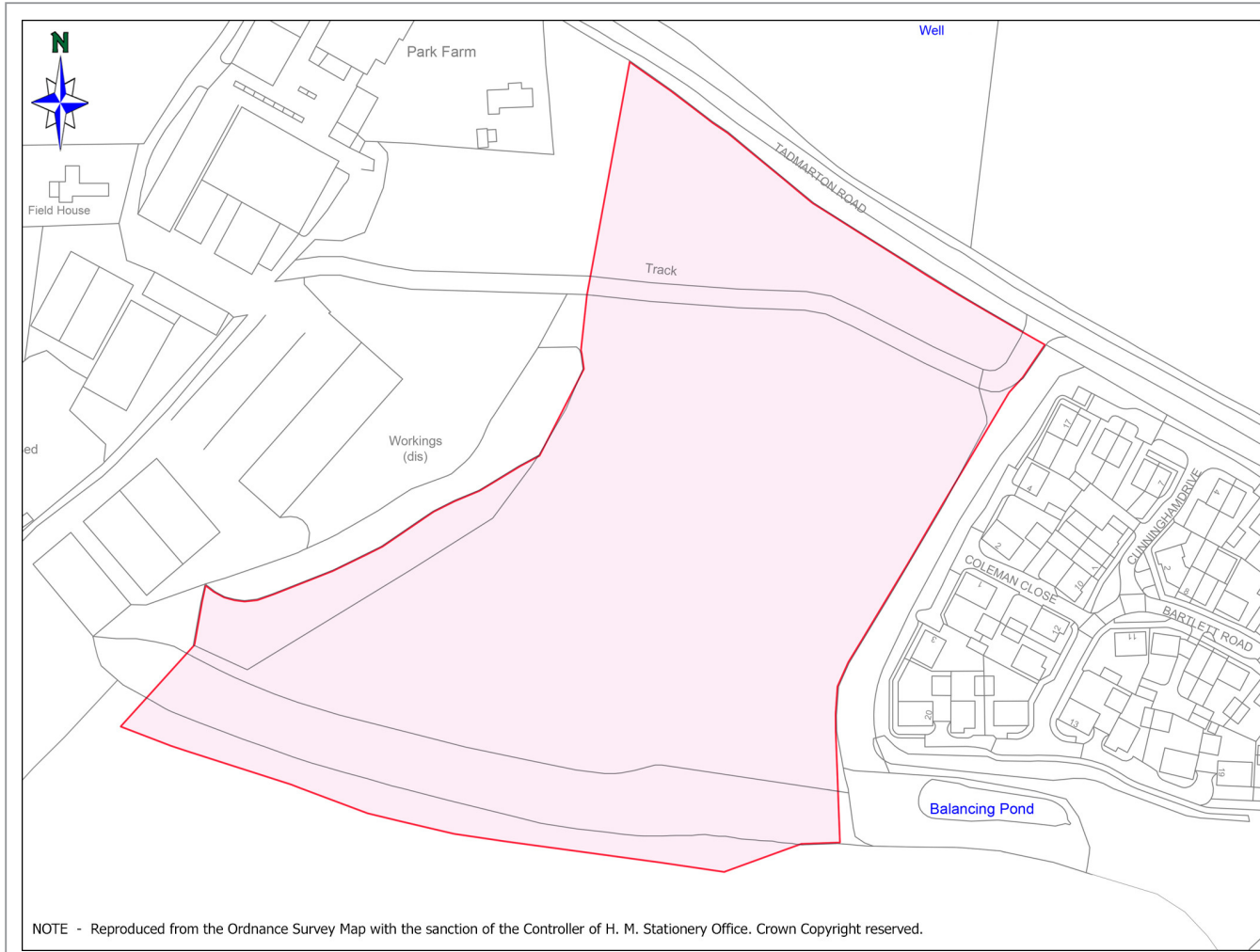
## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

## GENERAL REMARKS AND STIPULATIONS

These particulars are Subject to Contract.





### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. October 2025

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