

Salt Cross Garden Village

2,200 Houses

850,000 sqft Science and Technology Park

**Lambert
Smith
Hampton**

850 Space Park and Ride

Oxford - 4 miles

Witney - 5 miles

12 Acres of Prime Oxford Development Land, Eynsham, OX29 4EF

The Opportunity

- Large development site of approx. 12 acres only 4 miles from Oxford.
- Allocated in the Local Plan 2031 as part of a new Garden Village to provide 2,200 houses and a 850,000 sqft Science and Technology Park.
- Subject to planning, a wide range of suitable alternative uses such as, **Residential, Sciences, Office, Industrial, Drive Thru, Trade, Care, Retail, Supermarket and others.**
- Passing rent of £120,000 pa
- Available in part or whole with offers invited on a freehold and leasehold basis both unconditional and conditional



Location

The site is located to the north of the A40 above Eynsham which is an affluent historic village in Oxfordshire, only 4 miles west of Oxford.

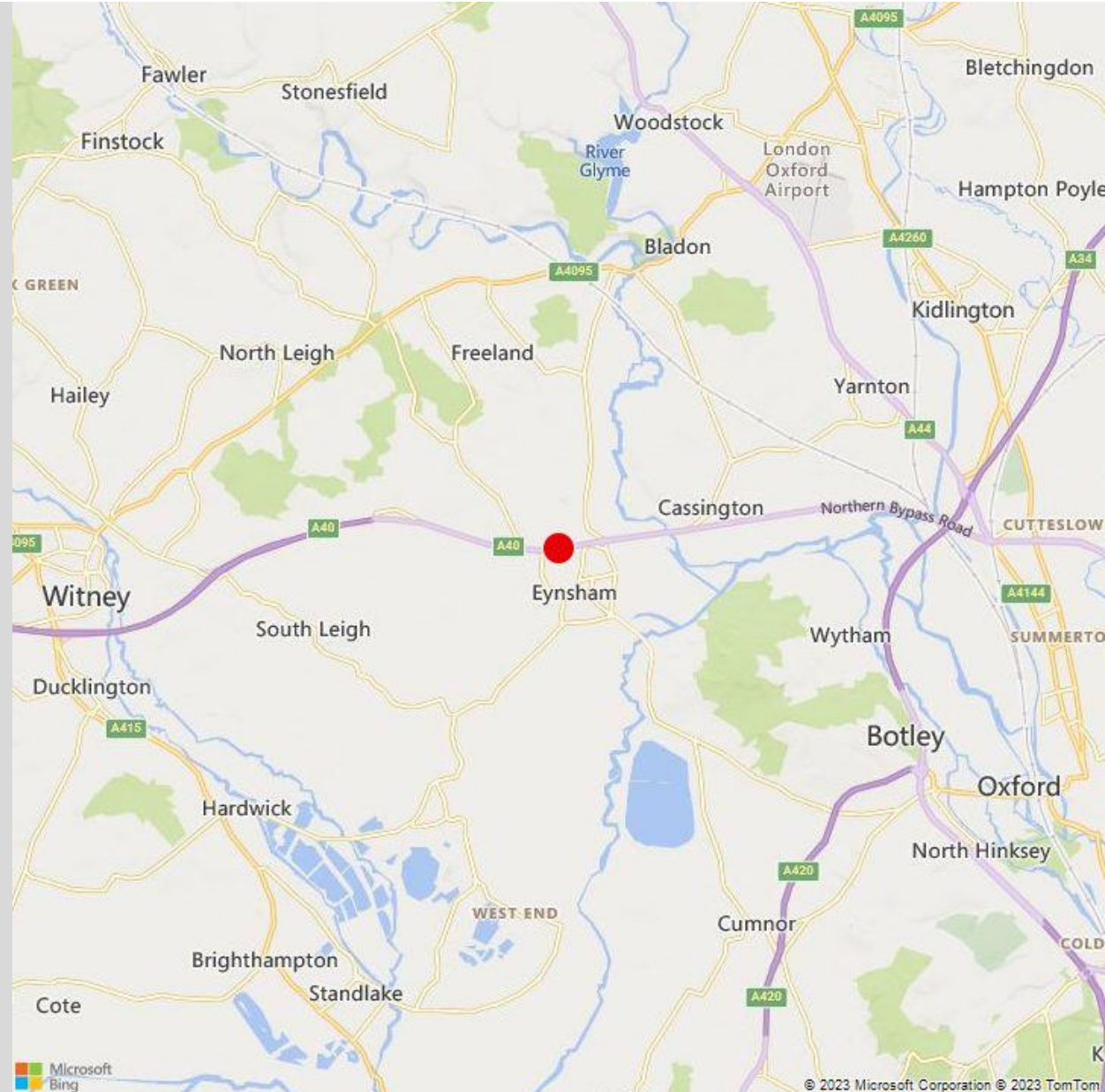
Eynsham benefits from great transport links with the A40 providing access East to the A34, the main North/ South link road for the Oxford ring road and provides access to the M40 and M4 motorways.

Regular busses provide access to Oxford and Witney. Oxford transport via bus will significantly increase with the creation of the new 850 space park and ride being constructed less than a 10-minute walk to the West of the site, due to be delivered in 2025.

[Eynsham Park and Ride](#)

Rail links via Hanborough Station (3.6 miles), Oxford Parkway (5.7 miles) and Oxford Station (7.4 miles) provide great access to London and the rest of the UK.

Oxford North, a 64-acre development is 4 miles East providing circa 1 million sqft of labs, 500 dwellings, 27,000 sqft of retail and a 180-bed hotel. Phase one is under construction.



Description

Level mixed use site comprising approximately 12 acres.

To the front is a car showroom / café of approx. 2,270 sqft operated as Kingsley Café. Behind the café was a residential dwelling which has recently been demolished.

The front of the site on the eastern side is vacant land of approx. 1.4 acres. Behind this is a recently constructed industrial unit of approx. 1,184 sqft currently being used by the owner for storage.

The principle industrial unit on the site is occupied by Kingsley Cars Ltd of approx. 8,714 sqft with the tenant adding additional temporary space. The unit also benefits from a large yard, approx. 1.5 acres, used for external storage.

The land to the rear which is approx. 5 acres is bare land.



Salt Cross Garden Village

The site forms a strategic part of a wider area of land North of the A40 which was identified as a “Strategic Location for Growth” (SLG) at which a new garden village of around 2,200 homes and 850,000 sqft Science and Technology Park will be created.

The West Oxfordshire [Local Plan 2031](#) was formally adopted on 27th September 2018.

A link to the related outline planning application of the surrounding land can be found here: [20/01734/OUT](#)

On 1st March 2023, the Council received the final report of the Planning Inspectorate into the examination of the Salt Cross Garden Village Area Action Plan (AAP). Copy available upon request or [online](#).

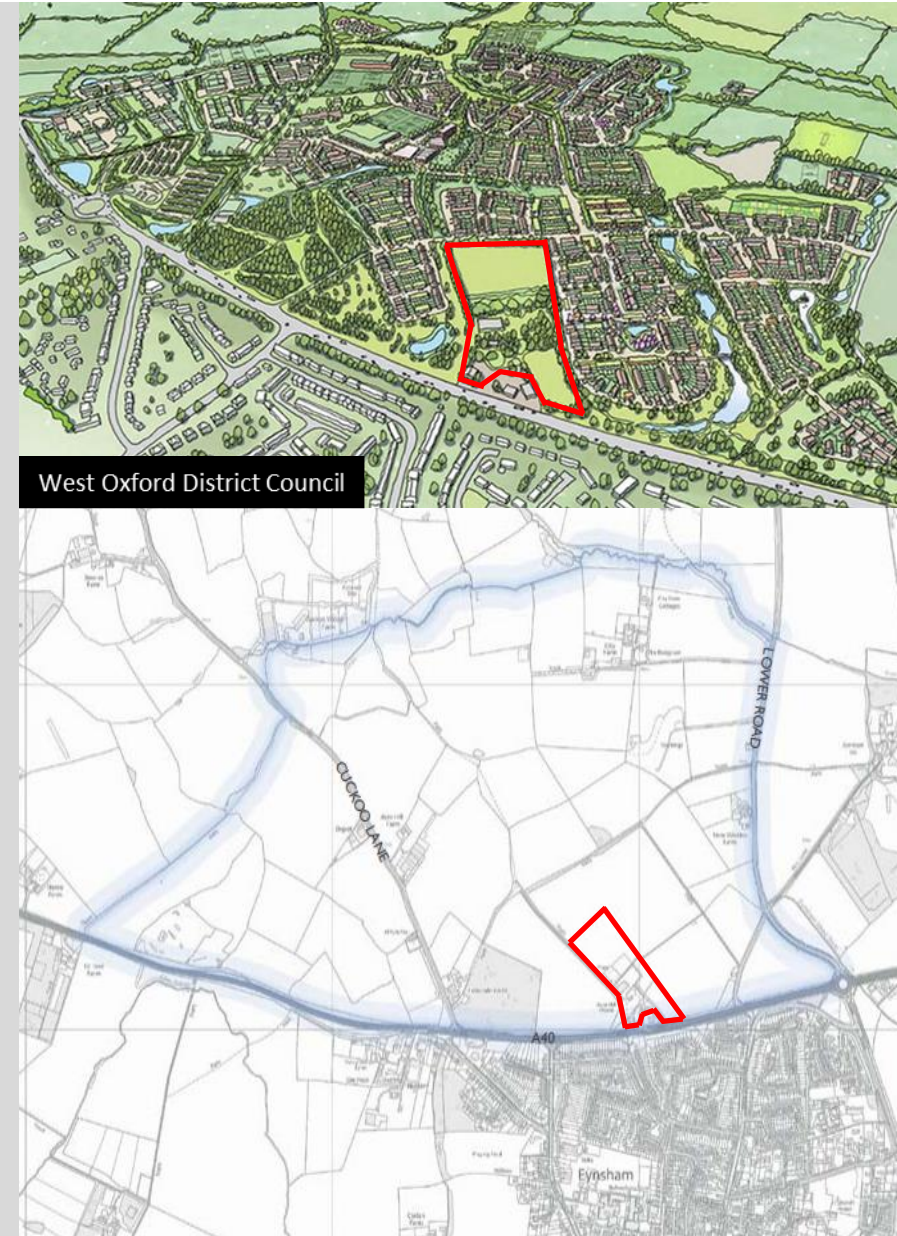
Planning

Planning history for the site can be found on the West Oxfordshire District Council Website: [West Oxfordshire District Council](#)

Some planning history of note includes, planning for a new motor showroom dealership [08/0280/P/FP](#), erection of small storage unit [20/00389/FUL](#) and historic permission for little chef restaurant [W87/0752](#).

For planning advice please contact LSH’s Head of Planning Consultancy (London & South)
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Oxfordshire Cotswolds Garden Village
Strategic Location for Growth, as per
Adopted West Oxfordshire Local Plan 2031



Tenancy

The Garage Premises are let to Kingsley Cars Limited with a personal guarantee, for a term of 10 years ending on the 31st December 2024 at a passing rent of £60,000 pa. The lease is contracted outside of sections 24-28 of the 1954 L&T Act.

The Car Showroom / Café are let to Kingsley Re-Fuel Ltd, guaranteed by Kingsley Cars Ltd, for a term of 10 years ending on 30th April 2032 at a passing rent of £60,000 pa. The lease is contracted outside of sections 24-28 of the 1954 L&T Act. Rent review 1st May 2026.

Tenure

The property is owned freehold.

Held under title numbers ON270140, ON246579 and ON308445. Copies of Registers and Title Plans available upon request.

VAT

All prices quoted are exclusive of VAT where applicable

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Business Rates information can be found on the government website.

[Kingsley Cars Industrial Unit](#)

[Cafe / Showroom](#)

EPC

Available upon request.

Site

We understand the site extends to approx. 12 acres.

Offers

Offers are invited for freehold or leasehold interests of whole or part, on an unconditional or conditional basis.

Viewings & Further Information

Viewing strictly by prior appointment of the sole agent.

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Regulated by RICS 29-May-2023

**Lambert
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