

FOR SALE



LAND AT READING ROAD/WALLINGFORD ROAD Wallingford Oxfordshire OX10 9EG

TYPE	POTENTIAL DEVELOPMENT SITE
TENURE	FREEHOLD
SITE AREA	0.45 HECTARES (1.11 ACRES)

KEY POINTS

- > Freehold available with vacant possession
- > Potential for development
(subject to planning permission)
- > Closing date for offers:
12 Noon Thursday 16th February 2017

Location

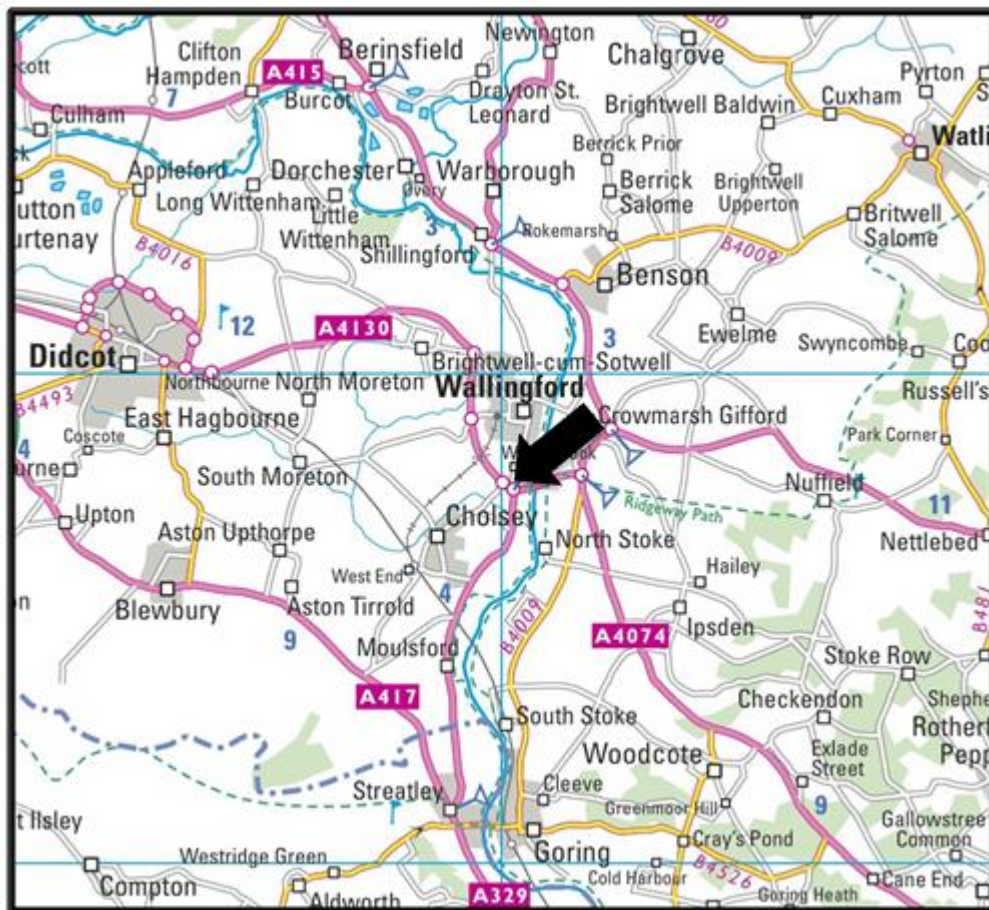
As shown on the attached plan, the property lies between Reading Road and Wallingford Road, in a semi-rural residential location on the outskirts of the sought after South Oxfordshire town of Wallingford.

The towns of Didcot and Wallingford with their multiple facilities lie approximately 5.5 miles to the north west and 0.5 miles to the north respectively.

The A34 arterial road lies approximately 8 miles to the west, while Cholsey Railway Station lies approximately 1.5 miles to the south west providing services to London Paddington.

The immediate vicinity provides a mix of large, private detached houses, woodland and pasture land.

We would refer you to the location plan below for further information.



Plan For Information Purposes Only. Not To Scale

Description

A copy of an Ordnance Survey extract plan accompanying these particulars of sale shows the approximate boundaries of the site edged in red.

The site comprises a generally level, irregular shaped parcel of grassed land.

The site is bordered by Reading Road at its eastern boundary, Wallingford Road at its western boundary, Nosworthy Way at its southern boundary and woodland at its northern boundary. The site is contained by hedges and mature trees at its northern boundary, hedges, wooden post fencing and mature trees at its eastern and southern boundaries whilst the western boundary is open.

Vehicular and pedestrian access to the site can be achieved from Wallingford Road.

The total site area is approximately 0.45 hectares (1.11 acres).

We would refer you to the photographs of the site accompanying these particulars of sale for further information.

Tenure

The property will be sold freehold with vacant possession given on completion.

Services

We understand that mains gas, electricity, drainage and water services are available in the vicinity for connection to the site. However, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

Planning

The site has no recent planning history. However, pre-application advice has been given by South Oxfordshire District Council, a copy of which can be found within the Technical Information Pack. The pre-application advice states that in principle the development of the property would need to be sought through the Neighbourhood Plan process.

Due to the pre-application advice given and having regard to local and national planning policy, we believe that the site could hold potential for some form of development subject to obtaining planning permission.

Any planning queries should be directed to the Local Planning Authority:

South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Milton
OX14 4SB
Telephone: 01235 422422
Web: www.southoxon.gov.uk

Technical Information Pack

A copy of the technical information pack can be downloaded from Haslams Surveyors LLP's website. Please visit www.haslams.co.uk.

The information pack includes:-

1. Land Registry Freehold Title and Title Plan
2. Pre-application Advice Dated 15th January 2016

Method of Sale

The site is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the site from sale or to vary the method of sale at any time without notice. In the event that a number of competitive offers are received, the vendor reserves the right to request 'best and final' offers from selected parties.

Offers are sought for the freehold interest on a conditional on planning or unconditional (Subject to Contract only) basis. All offers must be made in writing, for a fixed sum and submitted by the offer deadline.

Unconditional Offers

If an unconditional offer is accepted, completion is to take place within four weeks of exchange of contracts with 10% payable on exchange and the full balance of the purchase price payable immediately upon completion of the sale.

Conditional Offers

All conditional offers must be made net of anticipated S106/CIL costs and other anticipated abnormal costs associated with the development of the site. Any anticipated abnormal costs should be clearly quantified in the offer letters.

If a conditional offer is accepted, a 10% deposit will be payable upon exchange of contracts with completion to take place within eight weeks of the grant of planning permission with the full balance of the purchase price payable immediately upon completion of the sale.

All conditional offers should include at least:

- Full details of the purchaser's proposed development scheme including the number, type and mix of units.
- The purchaser's proposed timetable and strategy for achieving planning permission.

All offers should state whether they are submitted with or without Board approval and whether they are dependent on bank or similar finance being available with confirmation or proof of funding.

Written offers for the site are invited by 12 Noon on Thursday 16th February 2017.

All offers should be marked "Land at Reading Road/Wallingford Road, Wallingford - Offer to Purchase" and addressed to:

Mr Chris Newman, Haslams Surveyors LLP,
County House, 17 Friar Street, Reading, Berkshire, RG1 1DB.

Viewing And All Other Enquiries

All enquiries should be directed to the vendor's sole agent:

Haslams Surveyors LLP
County House
17 Friar Street
Reading
Berkshire
RG1 1DB

Telephone: 0118 921 1500 (Switchboard)
Fax: 0118 921 1501

Block viewings of the site will take place on the following days (appointments to view during these times can be made via the vendor's sole agent):

Wednesday 11th January 2017 at 10.00 am
Wednesday 18th January 2017 at 10.00 am
Wednesday 25th January 2017 at 10.00 am
Wednesday 1st February 2017 at 10.00 am
Wednesday 8th February 2017 at 10.00 am
Wednesday 15th February 2017 at 10.00 am

Access onto the site during viewings will be available from its entrance from Wallingford Road.

Please note that parties must not enter the site outside the block viewing times without our prior authority and any inspection of the site is at the prospective purchaser's risk.

Misrepresentation Act 1967 - Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 - These details are believed to be correct as at December 2016 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed December 2016



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View of site looking east from Wallingford Road



View from within the site looking west

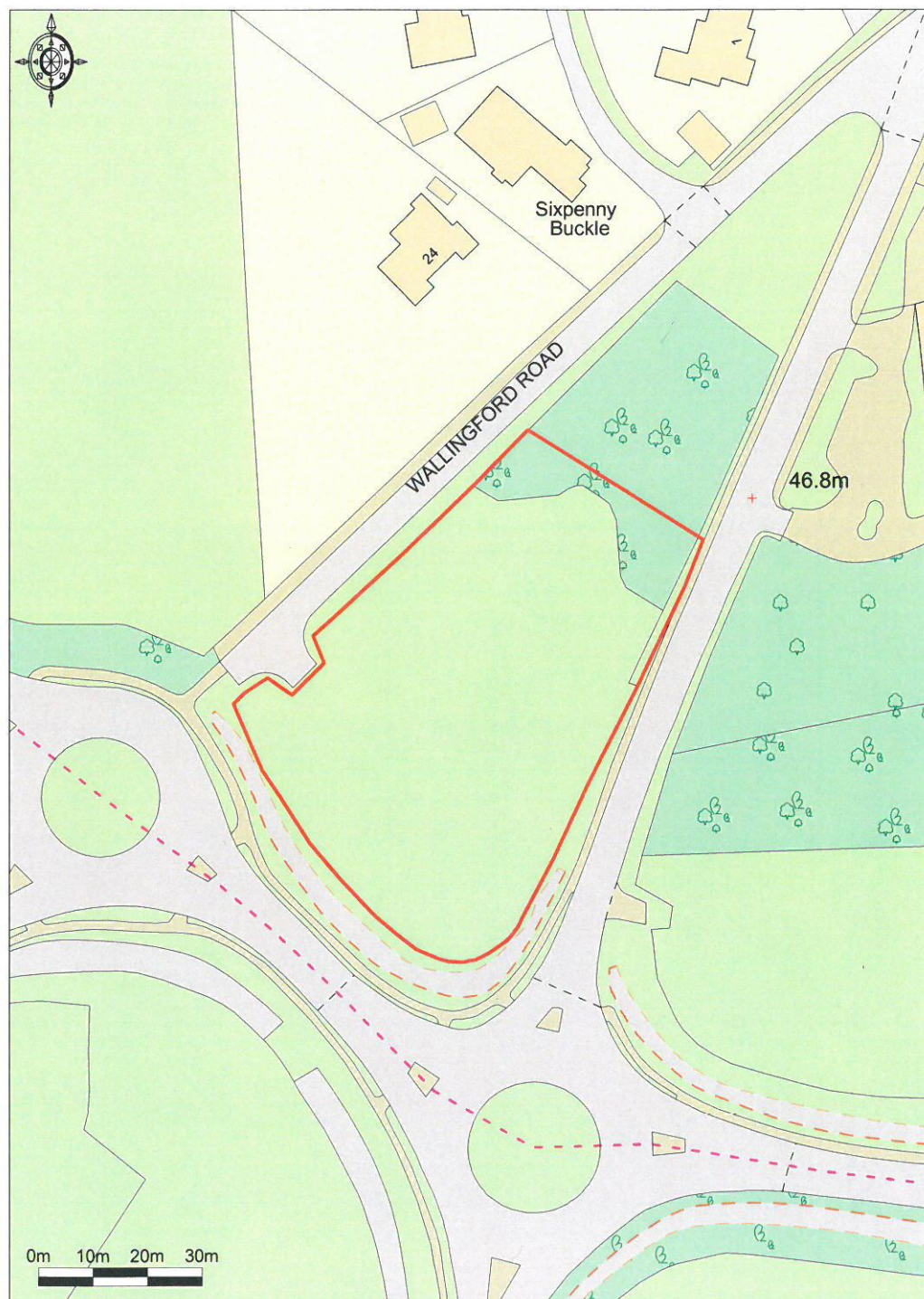


View from within the site looking north west



View from within the site looking south west

Land at Reading Road/Wallingford, Wallingford, Oxfordshire OX10 9EG



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CHARTERED SURVEYORS

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