

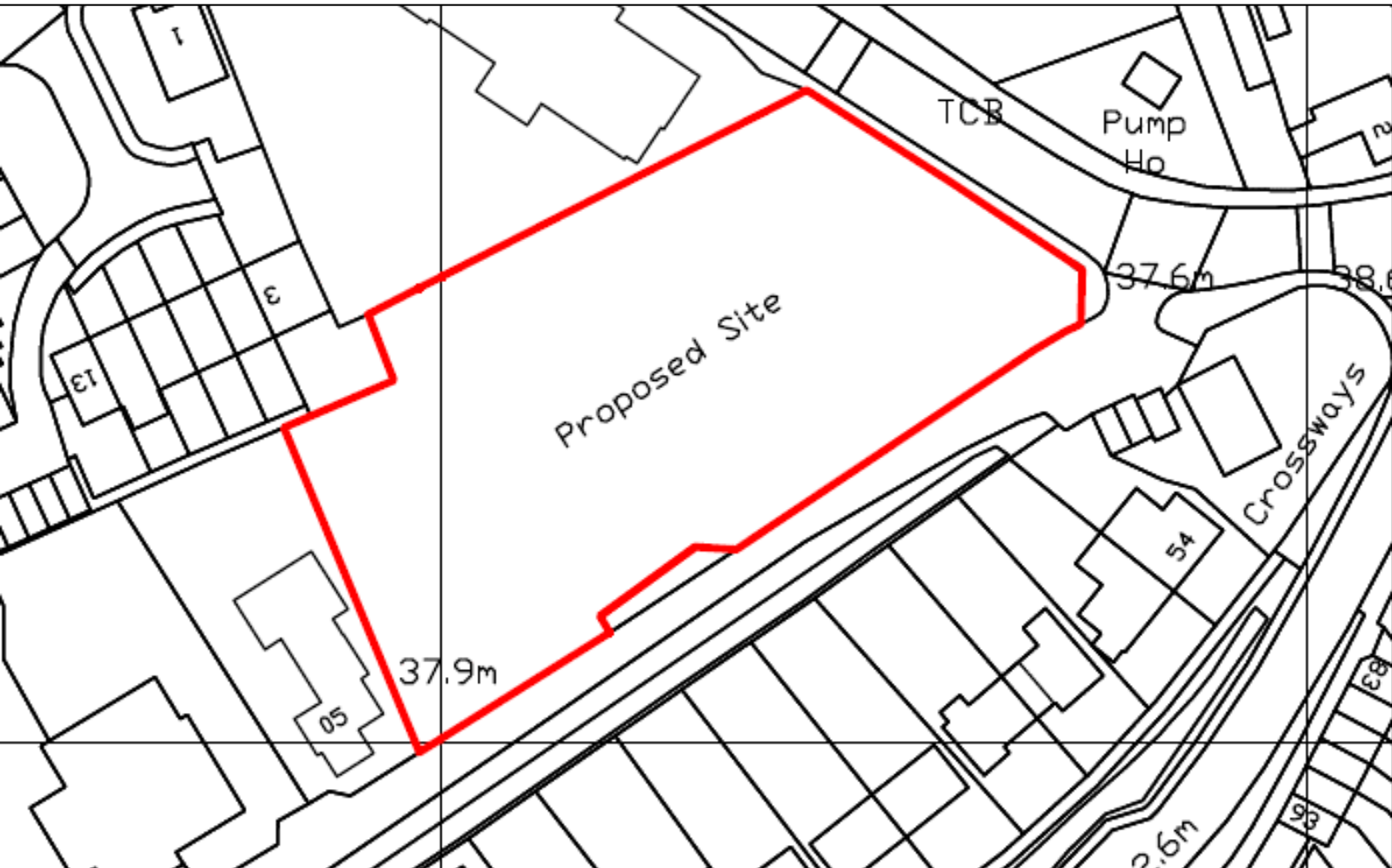


HASLAM S

CHARTERED SURVEYORS

RESIDENTIAL DEVELOPMENT SITE

FOR SALE



LAND AT DEANFIELD AVENUE

Henley-on-Thames, Berkshire RG9 1EU

TYPE	RESIDENTIAL DEVELOPMENT SITE
TENURE	FREEHOLD
SITE AREA	0.344 HECTARES (0.850 ACRES)

KEY POINTS

- > Allocated for Residential Development
- > 500 metres from Henley Railway Station
- > Closing date for offers:

12 Noon Thursday 21st November 2024



Location

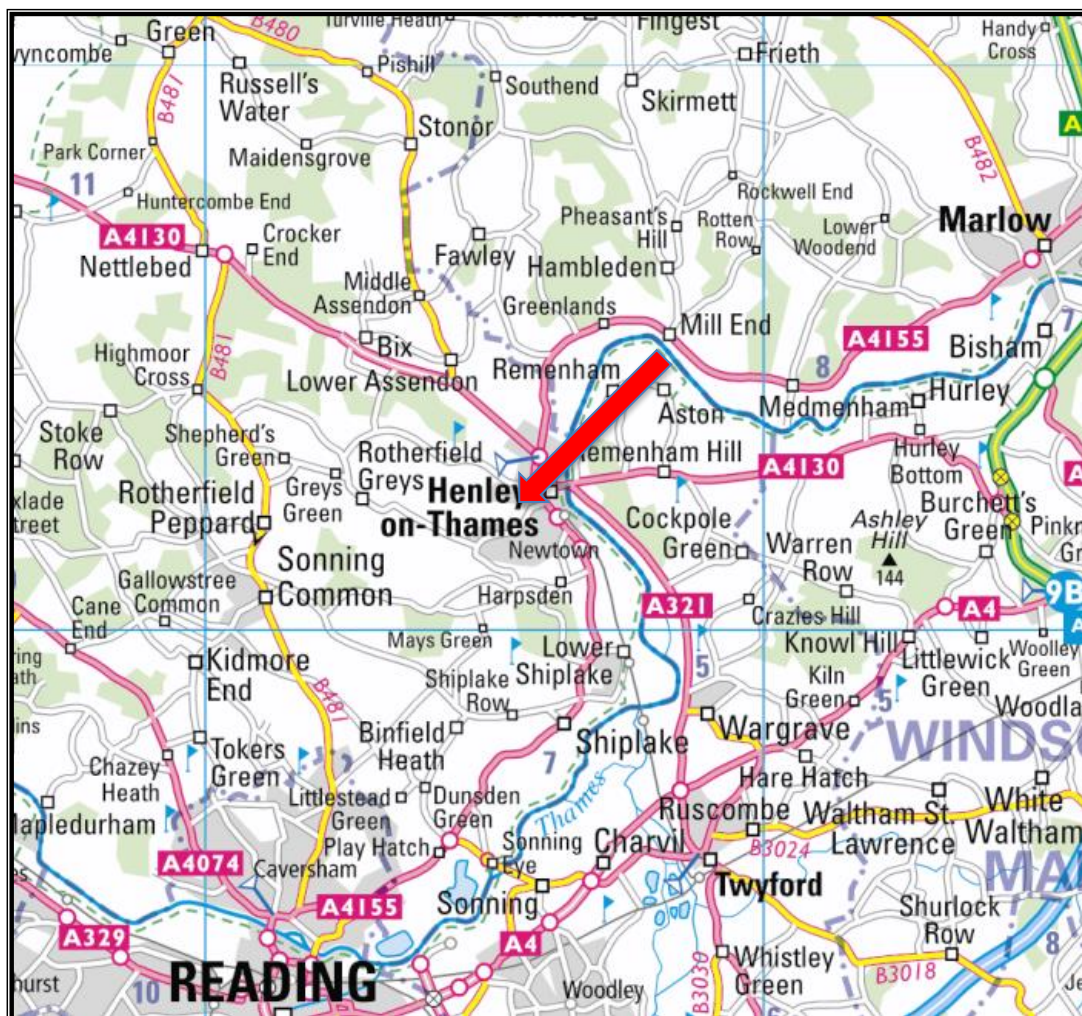
The site lies to the west of Deanfield Avenue and to the north of Old Greys Lane, in a mixed-use location close to the centre of the sought after town of Henley-on-Thames, Oxfordshire.

Henley-on-Thames town centre with its multiple facilities lies approximately 300 metres to the north-east, whilst the River Thames lies approximately 600 metres to the east.

The M4, M25 and M40 Motorways lie within easy driving distance from the site whilst Henley-on-Thames Railway Station lies approximately 500 metres to the south-east which provides train services to London Paddington.

The immediate vicinity provides a mix of single and two storey houses, four storey flats and two storey educational properties.

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



Plan for information purposes only. Not to scale

Description

The attached Ordnance Survey based plan shows the approximate boundaries of the site edged red.

The site is almost rectangular shaped, relatively level and extends to approximately 0.344 hectares (0.850 acres).

The site's former buildings have been demolished in readiness for its redevelopment.

There are two maple trees, a whitebeam tree and a group of five cherry trees located towards the site's southern boundary which are all protected by a Tree Preservation Order (TPO no. 34/2005).

The site is secured by construction site hoarding with vehicular access from Deanfield Avenue.

We would refer you to the attached photographs of the site for further information.

Tenure

The site is freehold.

Full vacant possession of the site will be given on completion of the sale.

Services

We understand that mains electricity, drainage, gas and water services are either connected to the site or are available for connection in its vicinity.

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 Joint Henley and Harpsden Neighbourhood Plan 2020-2035 has allocated the site for the development of 23 no. new dwellings.

On 6th September 2023, a pre-application enquiry for the site was made to South Oxfordshire District Council (SODC) which proposed “Erection of an apartment block containing 32 x 1, 2 & 3 bed apartments, inc. 40% affordable apartments with 34 car parking spaces and 96 cycle parking spaces, set within landscaped gardens and vehicular access taken from Deanfield Avenue, Henley.”

SODC provided a response to that pre-application enquiry on 15th November 2023.

Copies of the Neighbourhood Plan extract, the pre-application enquiry and the pre-application response are contained in the information pack for the site which is available to interested parties upon request.

The site has been subject to two previous planning applications for care home use as follows:

[Planning application number: P19/S2486/FUL](#)

Erection of care home for the elderly and a detached affordable apartment block (10 x 1 bed), including parking, amenity, landscaping and tree protection.

Decision: Refused 30th January 2020.

[Planning application number: P17/S0526/FUL](#)

Erection of care home for the elderly, including parking, amenity, landscaping and tree protection.

Decision: Appeal dismissed: 7th December 2018.

Further details of these planning applications can be found at SODC's planning portal website.

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

South Oxfordshire District Council

Abbey House

Abbey Close

Abingdon

OX14 3JE

Telephone: 01235 422 422

www.southoxon.gov.uk

Method of Sale

The site's freehold interest 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.

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 (Subject to Planning) Offers

All conditional (subject to planning) 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:

1. Full details of the purchaser's proposed development scheme including the number, type and mix of units, together with an indicative layout plan.
2. The purchaser's Community Infrastructure Levy (CIL) calculation.
3. The purchaser's proposed affordable housing provision.
4. 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. Proof of available funds must be provided.

Written offers for the site are invited by **12 Noon Thursday 21st November 2024**.

All offers should be marked "Land at Deanfield Avenue, Henley-on-Thames - Offer to Purchase" and addressed to:

Mr Chris Newman, Haslams Surveyors LLP,
Apex, Forbury Road, Reading, Berkshire RG1 1AX or chrisnewman@haslams.co.uk

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertakes ID checks for all successful purchasers and tenants where legislation requires us to do so.

Information Pack

A copy of the site's information pack is available to interested parties upon request.

The information pack includes:

1. Land Registry freehold titles and title plans.
2. Pre-application enquiry to SODC.
3. Pre-application response from SODC.
4. Topographical survey (Autocad format).
5. Ground investigation report.

Viewing And All Other Enquiries

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

Mr Chris Newman
Haslams Surveyors LLP
Apex
Forbury Road
Reading
Berkshire
RG1 1AX

Telephone: 07879 600064 (Chris Newman Direct Line)
Telephone: 0118 921 1500 (Switchboard)
Or Email: chrisnewman@haslams.co.uk

Block viewings of the site will be held at the following times:

10.30am on Wednesday 23rd October 2024
10.30am on Wednesday 6th November 2024
10.30am on Wednesday 20th November 2024

Please note that parties must not enter the site outside the 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 October 2024 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed October 2024



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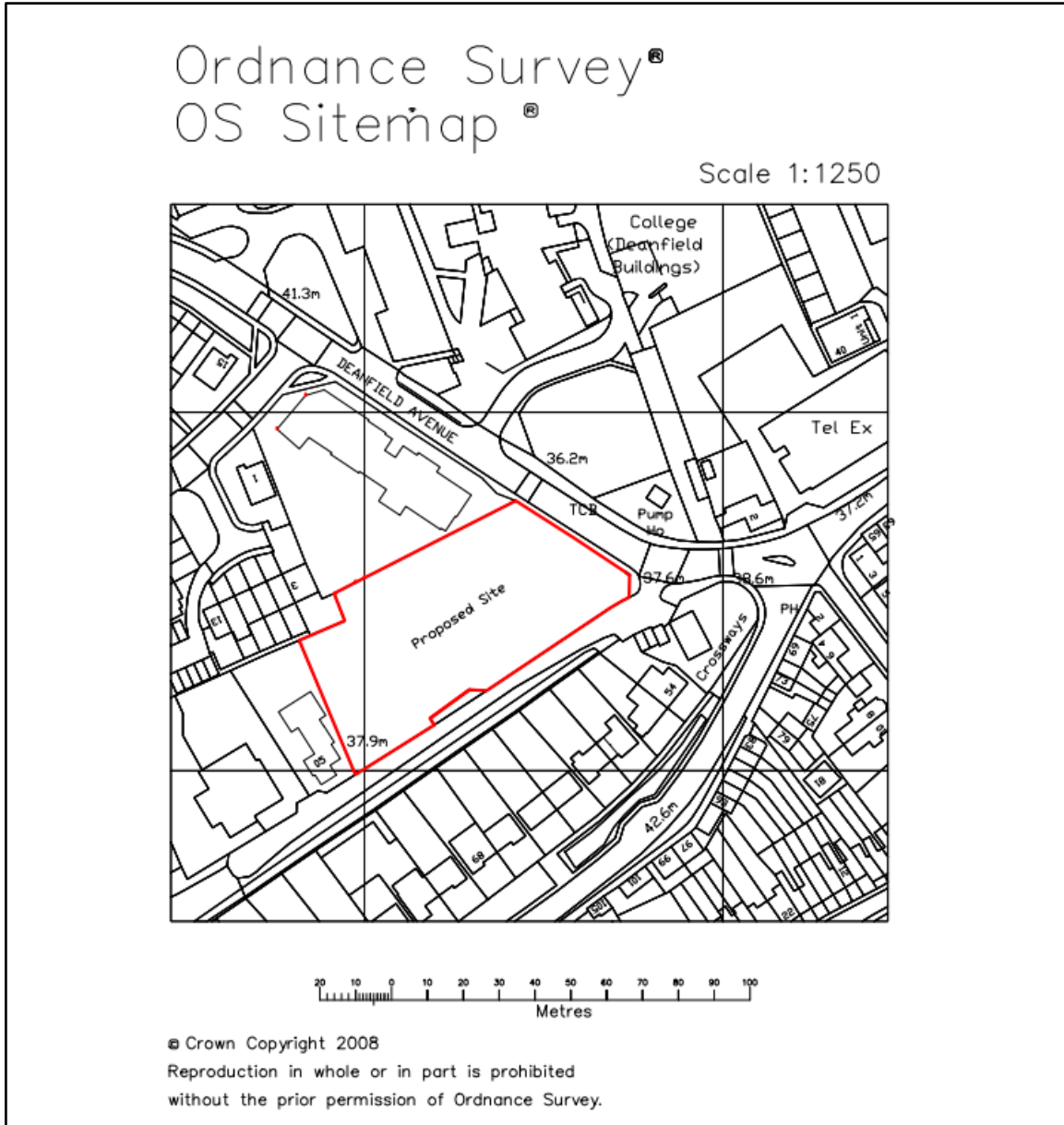


View of the site looking north-west from Deanfield Avenue



View from within the site looking south

Land at Deanfield Avenue, Henley-on-Thames, Berkshire RG9 1UE



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