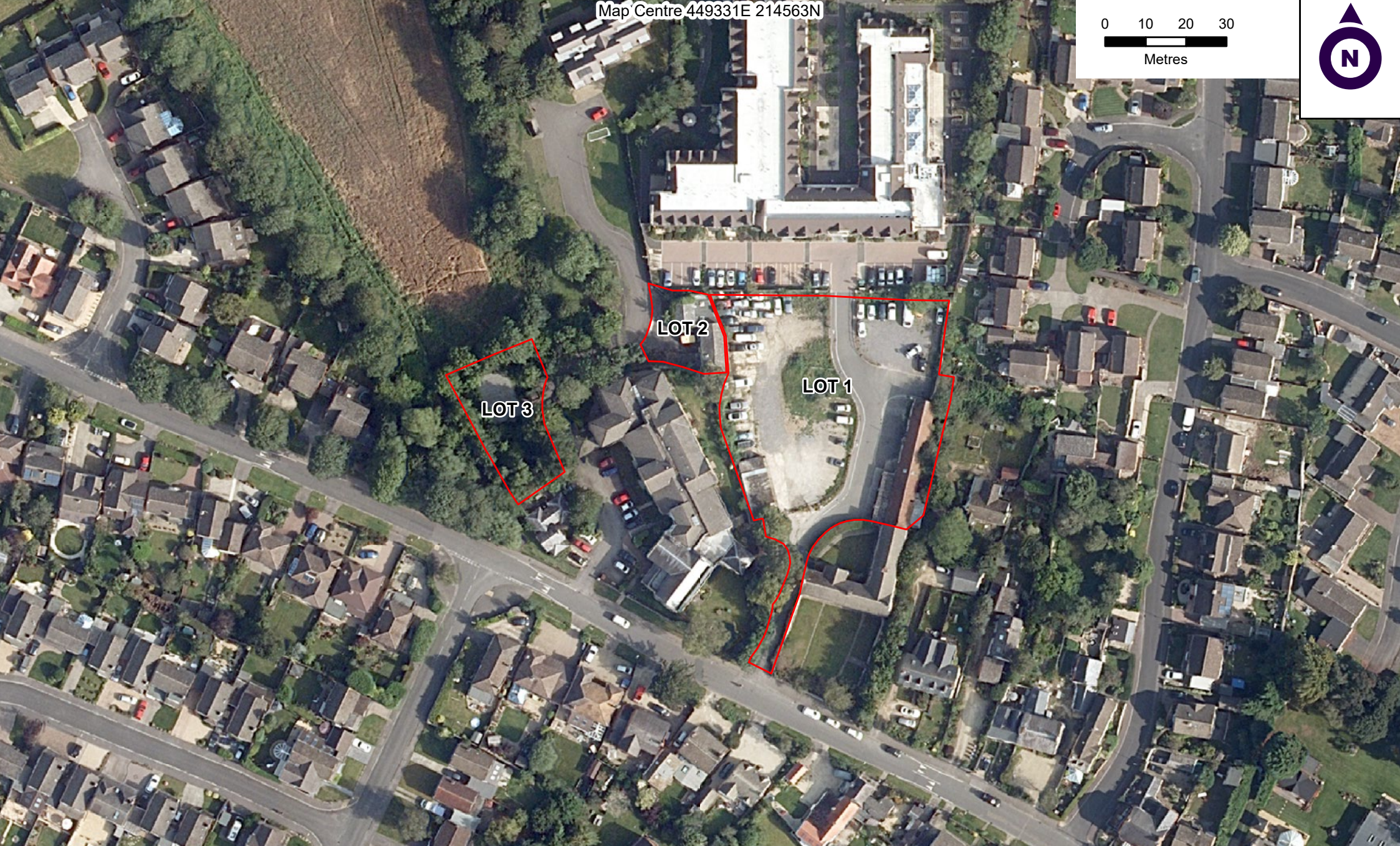


Map Centre 449331E 214563N

0 10 20 30  
Metres



**DEVELOPMENT SITE WITH OPP FOR 6 DETACHED DWELLINGS PLUS  
BUNGALOW AND FORMER STABLES FOR REDEVELOPMENT / CONVERSION.**

OFF THE MOORS, KIDLINGTON, OXFORDSHIRE OX5 2AJ

Offered for sale in 3 Lots

**Carter Jonas**

### 3 DEVELOPMENT OPPORTUNITIES IN A SOUGHT-AFTER AREA OF KIDLINGTON

#### LOCATION

The Properties are situated in a popular area of Kidlington, a large Oxfordshire village with a good range of local amenities including a 2 doctors' surgeries, Post Office, sports centre, Primary and Secondary schools, national and local retailers including a Sainsbury's superstore to the south of Kidlington.

Communications are excellent with the M40 J9 within 6 miles via the A34 and Oxford Parkway railway station approximately 2 miles providing fast services to London Marylebone. There is a bus stop with two services directly in front of the main access, providing services to Kidlington town centre, Sainsbury's, and Oxford Parkway. The bus stop for the 2/2A bus service to Oxford City Centre (running every 15 minutes) is within walking distance of the Property (290m). The predominant land use of the surrounding area is residential with open countryside and the River Cherwell within walking distance of the property.

#### THE OPPORTUNITIES

Comprising three parcels of land offered in three Lots:

**Lot 1: The Development Site (0.33 hectares (0.815 acres)).** Outline Planning Permission for 6 dwellings. (Cherwell District Council Planning Reference 21/00355/OUT).

Currently The Forge Garage (also known as Mays Yard), comprising a significant area of hard standing, currently used for parking with some garages on the west boundary and older single storey brick buildings on the eastern boundary.

Mays Yard is occupied by a car repair business with their current lease expiring in June 2024, subject to a mutual break at any time with 4 months' notice. It is bound by Retirement and Care facilities to the west and north, The Stables (Lot 2) to the northwest corner and residential dwellings to the east and southeast.

The site is bisected by a vehicular access from The Moors to Moorside Place, an extra care housing facility of 54 apartments with associated parking. This access needs to be retained.

The site is held freehold under Registered Title ON232429.

#### Lot 2: The Stables 0.03 ha (0.09 acres)

A vacant building situated adjacent to the northwest corner of the Development Site. This property comprises a former Stables of stone construction under a pitched slate roof. The ground floor area is 115.5 m<sup>2</sup> (1,243 ft<sup>2</sup>). The building, most recently used as storage, is in a dilapidated state but could, subject to appropriate consents, convert to provide either 1 or 2 residential units or commercial accommodation. The Stables is adjacent to Homewell House, a Grade II Listed Building and is therefore curtilage listed.

#### Lot 3: The Bungalow 0.06 ha (0.09 acres)

A single storey bungalow of mid-century construction extending to 80.6 m<sup>2</sup> (868 ft<sup>2</sup>) internally sits in a walled garden plot and includes a single garage. Now appropriate for demolition and redevelopment of 1 or 2 dwellings, subject to planning or substantial refurbishment and extension. The Bungalow is likely to be curtilage listed, given its proximity to Homewell House. A PROW abuts the southeast of the Property.

Access to the Bungalow and Stables is via the private roadway leading from The Moors to Moorside Place, a Children's Service residential home.

Both properties and the roadway form part of a wider Title (ON277227), which is owned by Oxfordshire County Council.

#### PLANNING

The local planning authority is Cherwell District Council.

Outline planning permission (Application: 21/00355/OUT) was granted on 26th May 2022 for the development of 6 new dwellings on the main development plot. No applications have been submitted for the Stables and Bungalow.

The Properties lie on the edge of the Oxford Green Belt. Mays Yard is adjacent to and partially within the Church Street Conservation Area.

A planning advisory note for The Bungalow and The Stables is available as part of the Information Pack.

#### FURTHER INFORMATION

An Information Pack has been prepared to accompany these particulars and includes relevant planning, technical and legal information, as well as bidding guidance. Mays Yard

Prospective purchasers should note that the Vendors will expect them to have obtained and carefully considered the contents of the Information Pack prior to submitting their offer.

#### VAT

We are advised that the properties are not VAT registered.

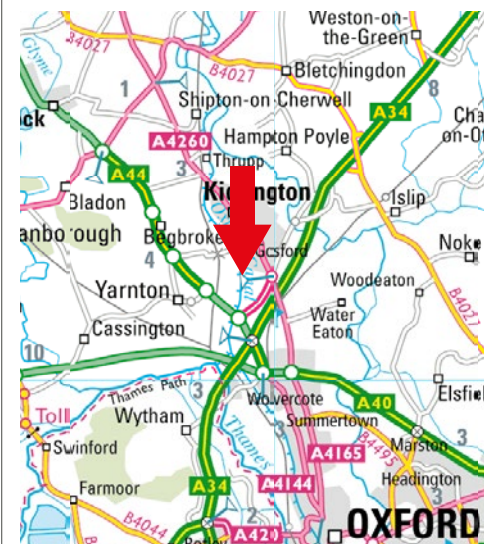
#### METHOD OF SALE

The opportunities are offered for sale freehold, by informal tender with consideration given to unconditional and conditional offers. Bidders may submit offers for individual Lots or a combination of. Note that The Stables and Bungalow are offered with vacant possession. Mays Yard is sold subject to the lease to Forge Garage.

Offers should be received by email in accordance with the Bidding Guidance set out in the Information Pack and received by 12 noon on Thursday 18th January 2024 marked 'The Moors, Development Opportunity'.

#### VIEWING

The 3 Lots are all accessed over private land. Parties wishing to inspect any of the properties may do so only by appointment with Carter Jonas.





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## IMPORTANT INFORMATION

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# Carter Jonas