

STRATEGIC LAND

BK Bruton Knowles

est. 1862

Land off Lower Ickniel Way, Henton, Chinnor

Site A Area: Approx. 13.93 acres (5.63 Ha)

Site B Area: Approx. 10.25 acres (4.14 Ha)



Site A

Site B

Bovis - 89
Dwellings

Plan is indicative and not to scale

Strategic Land

Approximately 24.46 acres (9.90 Ha)



LOCATION

The site is located in the Oxfordshire village of Henton, within the civil parish of Chinnor. The village lies 0.25 miles to the north east of Chinnor, 3 miles west of Princes Risborough and within 6 miles of the historic market town of Thame.

The area is easily accessible with Junction 6 of the M40 situated 4.5 miles to the south west providing access to Oxford to the west and London to the east. The nearest train station is Princes Risborough which provides a commuter link to London Marylebone.

The village is limited in amenity although benefits from a public house (The Peacock Country Inn). Further amenity is provided in the neighbouring village of Chinnor which includes primary schools, public houses, post office, Co-op and fuel station. Princes Risborough and Thame have a wide offering amenity and services.

- **Chinnor – 0.25 miles**
- **Princes Risborough Railway Station – 3 miles**
- **Junction 6 of the M40 – 4.5 miles**
- **Oxford – 20 miles**

DESCRIPTION

Site A

The site extends to approximately 13.93 acres and comprises a range of paddocks used for equine grazing. There is road frontage to the B4009.

Site B

The site comprises a parcel of agricultural land extending to approximately 10.25 acres, currently used as pasture. The site is bound on all sides by mature trees and hedgerows, with the B4009 (Lower Icknield Way) bordering the site to the north and open countryside extending away from the site to the east, south and west. Access to the site is provided via an existing gated agricultural entrance offset from the main road.

The site does not fall within a conservation area or the Area of Outstanding Natural Beauty (AONB). Chinnor Footpath 20 crosses through Site A and 21 intersects Site B.

Site B could offer the potential for positive biodiversity.

PLANNING

The subject site is situated within the planning jurisdiction of South Oxfordshire District Council. The Local Plan was adopted in December 2020 and guides development in the district to 2035 and sets out their housing requirement of 23,550 dwellings to be delivered over the plan period including 4,950 dwellings to help Oxford meet their housing needs. The Local Plan include a settlement hierarchy, which ranks each settlement on its sustainability. Within this, the nearby village of Chinnor is identified as a 'Larger Village', which is the second tier in the hierarchy, whereas Henton is classified as an 'Other Village' which sits below 'Smaller Villages' in the hierarchy. South Oxfordshire District Council and the Vale of White Horse District Council have come together to work on a new Joint Local Plan.

Henton lies within a short distance from the larger village of Chinnor and Site A is situated just 0.25 miles from an 89 unit scheme delivered by Bovis Homes. The site was permitted at Appeal in March 2016. A number of schemes have been recently consented and delivered within Chinnor, the latest of which 54 age restricted dwellings permitted at Appeal in June 2022.

TERMS

The site is available for promotion via Promotion via a Conditional Contract or Promotion Agreement. Parties are invited to submit terms as follows:

- Percentage - discount/share of proceeds
- Fixed Price
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner

Alternatively, the landowner may consider Freehold offers to include uplift terms in the event the land secures planning permission.

Offers should be submitted to Scott Winnard by post or email to: scott.winnard@brutonknowles.co.uk

To register your interest, please email: jack.moulsdale@brutonknowles.co.uk

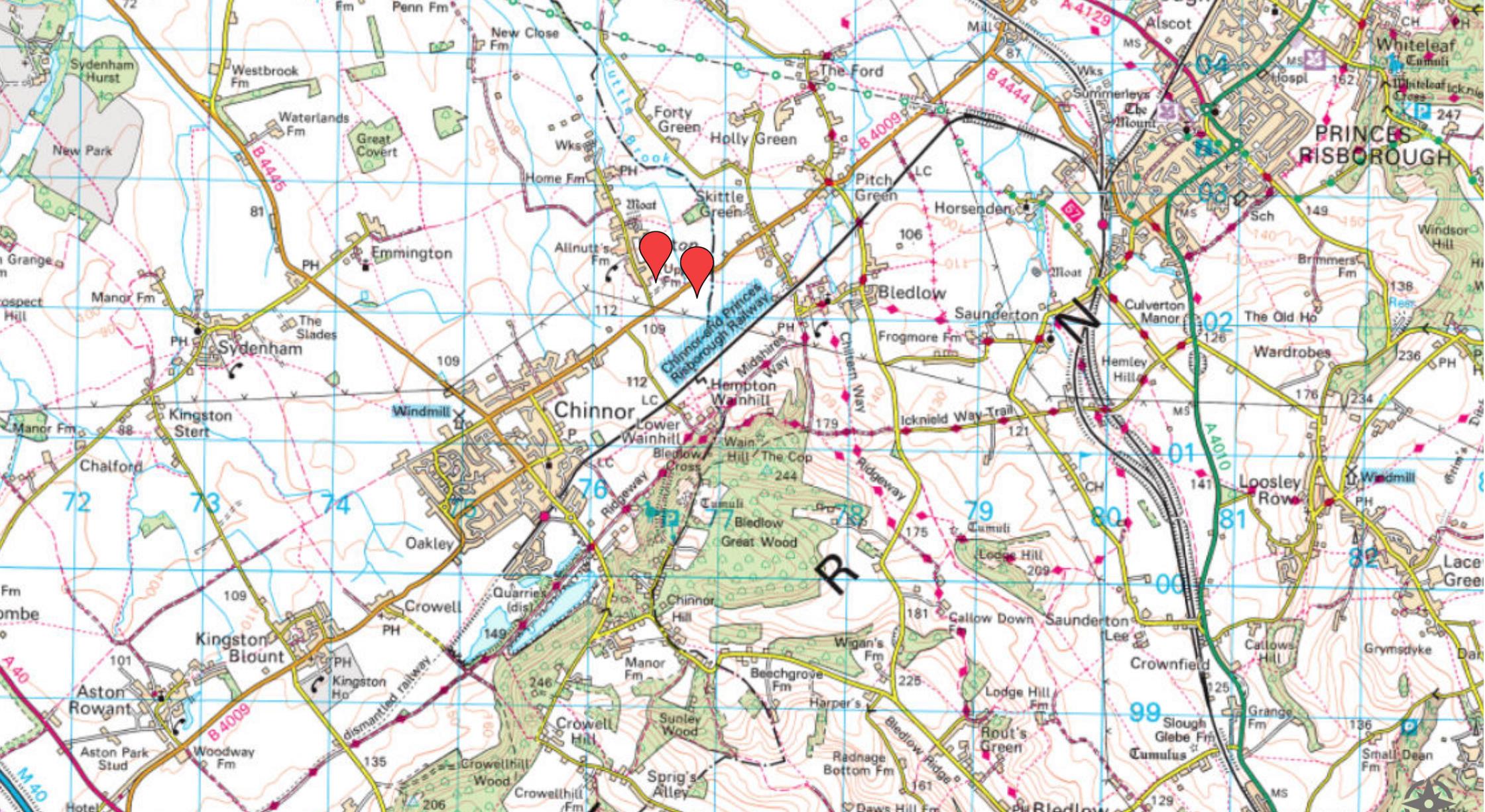
VIEWING

Viewing by prior appointment only.

SUBJECT TO CONTRACT

OCTOBER 2022

Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



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