

STRATEGIC LAND – Land for Promotion



Land at Aynho, Banbury

Site Area: Approximately 45 acres (18.2 ha)



Plan is for indicative purposes only

Strategic Land at Aynho, Banbury, OX17 3FZ



LOCATION

The site is located off the B4100 to the west of the village of Aynho, on the edge of the Cherwell Valley some 6 miles south east of the north Oxfordshire town of Banbury, and 7 miles southwest of Brackley.

Aynho benefits from a Village Hall, Aynhoe Park, Cartwright Hotel and restaurant and a public house located approximately half a mile outside the village. The village is well connected with the B4100 running through the centre of Aynho connecting Bicester to the south and Banbury to the north. The site itself is bound to the west by the M40 and to the north by the B4100. Further facilities are located within the towns of Banbury and Brackley offering a wider range of retail, employment, leisure services and schools.

DESCRIPTION

The site extends to approximately 45 acres (18.2 hectares) and comprises agricultural land. The M40 is located to the west of the site and runs parallel to the western boundary. To the north of the site sits the B4100, with further agricultural fields bordering both the southern and eastern boundaries.

Vehicular access to the site is provided via an established agricultural gateway on the northern boundary of the site, off the B4100.

PLANNING

The subject site is located within the planning jurisdiction of West Northamptonshire Council. Planning Policy is covered by the West Northamptonshire Joint Core Strategy (Part 1) which was adopted in December 2014.

The Joint Core Strategy sets out the long-term vision and objectives for the whole of the area covered by the former Daventry District, Northampton Borough and South Northamptonshire Councils for the plan period up to 2029.

A new local plan for West Northamptonshire is currently being prepared, which will replace the West Northamptonshire Joint Core Strategy Local Plan (Part 1) and the Part 2 Local Plans which were adopted for the former Daventry, Northampton and South Northamptonshire areas.

The site is outside of the Green Belt, Area of Outstanding Natural Beauty and areas of flood risk. The site does however fall within a Special Landscape Area.

VIEWING

Viewing by prior appointment only.

TERMS

The site is available for promotion via an Option or Promotion agreement and parties are invited to submit terms as follows:

- Type of agreement
- Percentage - discount/share of proceeds
- Premium payment (s) to landowner
- Term (s) of agreement
- Any deductible costs and caps
- Minimum price per gross acre
- Confirmation of payment of landowner's professional fees

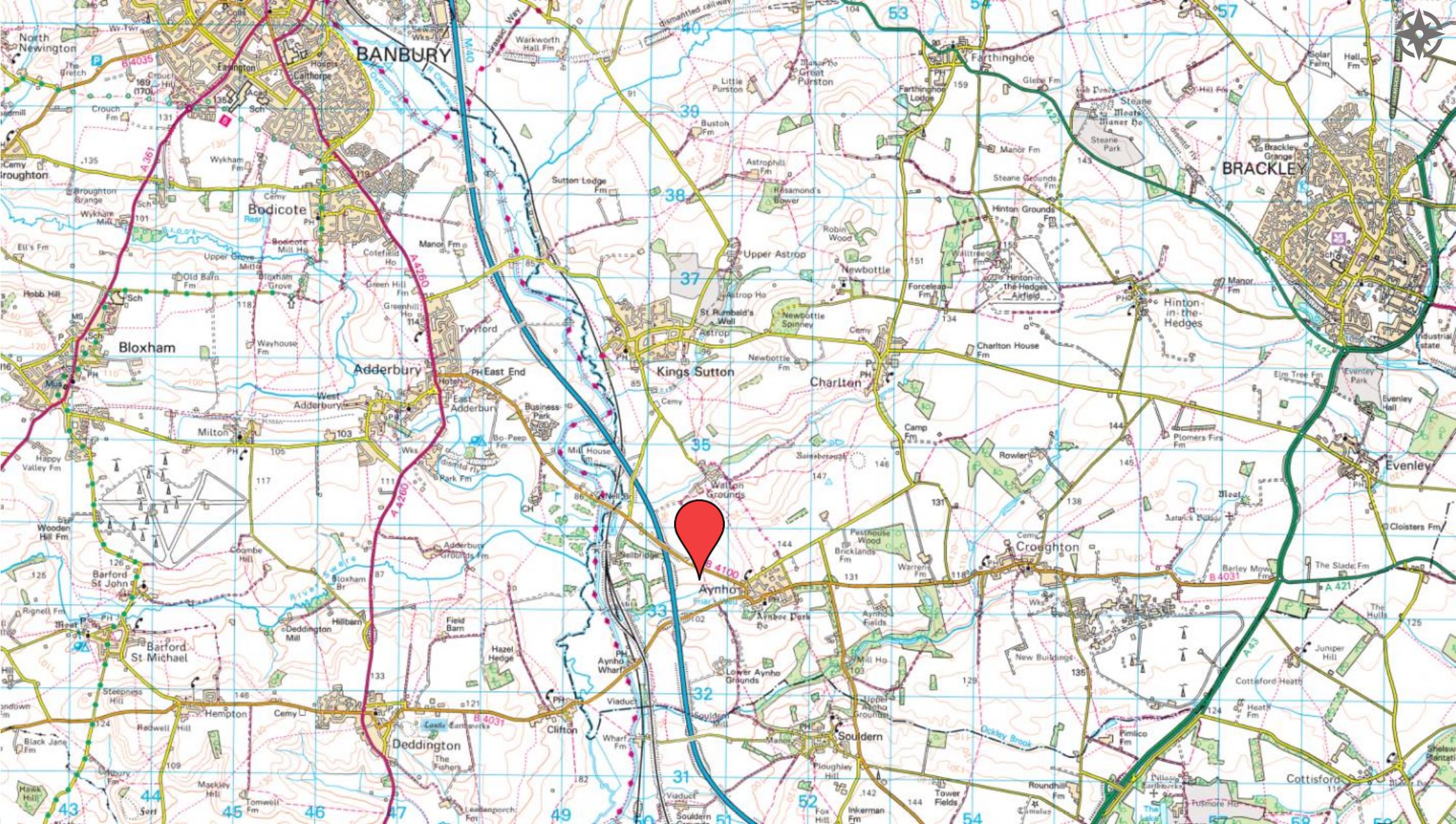
Offers should be submitted to Scott Winnard by email:

scott.winnard@brutonknowles.co.uk

SUBJECT TO CONTRACT

DECEMBER 2023

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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