

LAND SOUTH WEST OF FIELD VIEW BRACKLEY, NORTHAMPTONSHIRE

RESIDENTIAL DEVELOPMENT SITE WITH OUTLINE PLANNING
PERMISSION FOR UP TO 68 DWELLINGS

FOR SALE by PRIVATE TREATY



Approximately 2.12 Hectares (5.24 Acres) of overgrown scrub land, with vacant possession, presenting an ideal opportunity to provide a much needed housing development in the southern part of the town, within easy walking distance of the town centre.

LOCATION

The site in south west Brackley creates an opportunity to provide a quality and much needed housing development in this area of the town. Bordering onto a mix of residential and recreational typologies, the site provides a rich and diverse realm of particular interest to both the younger and older generations.

The access, through Field View, off the Pavillons Way roundabout onto the Banbury Road, provides free flowing access onto the A422 Brackley bypass and the A43(T) which links into the wider motorway network. The M1 Junction 15a, Northampton is 17 miles; the M40 Junction 10, Cherwell Valley, 6 miles and the M40 Junction 11, Banbury is 9 miles distant. Main line rail stations are easily accessible, with two Chiltern Line services to London Marylebone from Bicester Town and Bicester North (10 miles approx.) with a further Chiltern Line service from Banbury (10 miles) to Birmingham and the North.

BRACKLEY

Brackley is town with a rich diversity. A vibrant and rapidly, expanding market town, currently the home of Mercedes F1 and many other good size corporations. It is the place of choice to live in for many of the workforce connected with Silverstone and the Motor Racing industry. It has well established transport links connecting the wider motorway network making it a focus for workers needing to connect to cities and larger towns in the Midlands and the North, as well as London and the South. Brackley currently has an estimated population of circa 14,000 (11,200 in 2011).

In recent years, planning permission for around 2000 new dwellings has been granted in Brackley, all of which are in the northern sector of the town and to the delight of developers, sales have been at a consistently higher level than programmed for. Along with the new dwellings, comes the much-needed infrastructure that has been lacking for the past two decades. This includes a new Primary School, Community Centre and Local Centre on Radstone Fields as well as a permission for a new Sainsbury's Superstore, a Care Home, Clinic, Hotel and some commercial development in the north-eastern gateway to the town.

SITE DESCRIPTION

The site lies to the south west of Field View, between the A422 Brackley Bypass and the disused, former railway line, now a pocket park. It will provide a natural rounding off, of the urban area of the town, defined by the A422 Brackley bypass. It extends to 2.12 hectares or thereabouts and although immediately adjacent to the bypass, there is an existing noise bund, constructed when the A422 bypass was built and planted with trees, creating a natural green buffer along its southern boundary.

The site is vacant and overgrown with low level scrub and bushes. It is bounded by hedgerows/fencing which contain some semi mature trees. It is close to the town centre and enjoys good connections via the local footpath network to St James Lake, Southfields Primary School, the Tesco and Waitrose superstores and Brackley Leisure Centre.

PLANNING (INDICATIVE LAYOUT PLAN)

South Northamptonshire Council have granted outline planning permission Ref: S/2016/0331/MAO for Residential Development comprising up to 68 dwellings; access from Field View; open space and storm water attenuation, associated infrastructure. The permission is subject to conditions; a CIL charge at £100 per sq m and to a Section 106 planning agreement. A construction access across land owned by Brackley Town Council has been agreed immediately adjacent to the site in the north-western corner.

SITE CONSTRAINTS (CONSTRAINTS PLAN)

The site has several constraints which affect the design and layout for the site, full account of these has been taken with the indicative layout plan. A medium pressure gas main runs along the northern boundary of the site adjacent to the disused railway line. A 1050mm Surface Water Sewer runs diagonally across the site with a 525mm Surface Water Sewer from the northern boundary connecting into it. A decommissioned Foul Sewer and a Public Footpath cross the site, but fortunately they are within proximity to each other.

TITLE & BASIS OF SALE

The freehold interest in the property is being offered for sale by Private Treaty on an un-conditional basis, but subject to an uplift based upon the reduction in the level of affordable housing achieved on the approval of Reserved Matters. The site is currently unused, overgrown and vacant, so vacant possession will be granted upon completion.

Full title information will be available in the online information pack, from the Mintondale Developments Data Room shortly. For your exclusive password to access the data room contact Roger Tyers at roger@mintondaleddevelopments.co.uk Prospective purchasers should satisfy themselves on all matters relating to the title.

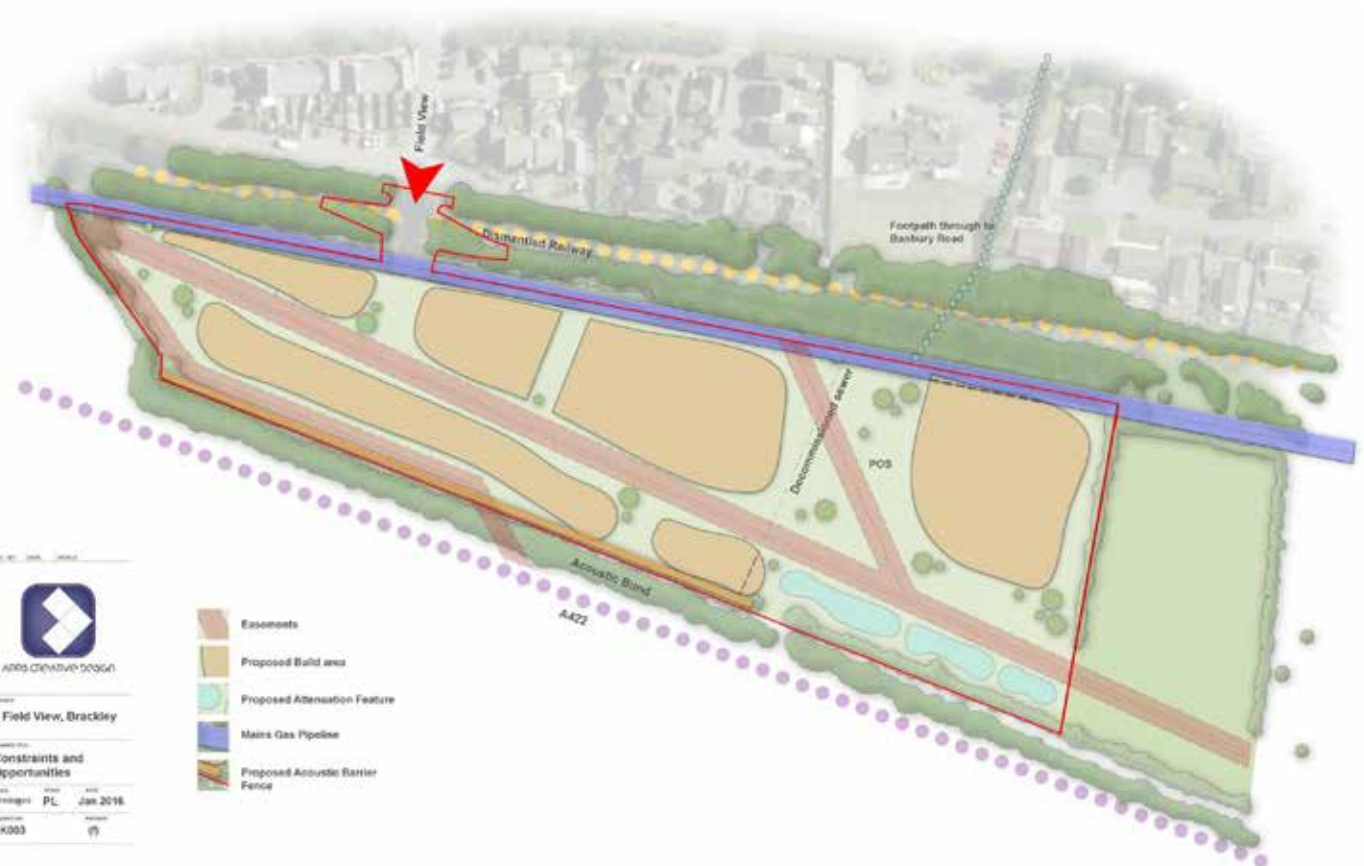
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INDICATIVE LAYOUT PLAN



CONSTRAINTS PLAN




ARES CREATIVE DESIGN
Field View, Brackley
Constraints and Opportunities
 Date: 11/01/2016
 PL Jan 2016
 SK003

-  Essenets
-  Proposed Build area
-  Proposed Attenuation Feature
-  Mains Gas Pipeline
-  Proposed Acoustic Barrier Fence

FURTHER INFORMATION

The Section 106 Agreement will legally bind the purchaser to provide the access road and service connection points through the site to the boundary with the land to the east.

SERVICES

We believe that mains services are available within close proximity of the site. However prospective purchasers must satisfy themselves as to the availability and capacity of these services with the service providers.

VAT

The vendor has elected to waive their exemption to VAT and therefore VAT will be charged on the purchase price.

VIEWING

The site can be viewed at most reasonable times throughout the day by appointment.



CONTACT

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