



Building Plot, Marston Road, Greatworth

Land off Marston Road, Greatworth, Oxfordshire OX17 2FA

A unique opportunity to acquire a self-build plot on the outskirts of the sought after village of Greatworth.

- Outline Planning Permission (WNS/2021/1927/OUT)
- Gross site area of 0.34 acres (0.14 hectares)

The site lies to the west of the village and is currently used as a paddock. It is surrounded by existing housing to the east and south, open fields to the west and Marston Road to the north. It lies to the west of the village

Location and Description

The site is located close to the centre of the village of Greatworth, which benefits from a Post Office, pub and primary school. Additional amenities can be found in nearby Middleton Cheney (c.4 miles) and Banbury (c. 8 miles).

Greatworth is within close proximity to local transport hubs with easy access to the M40. Banbury Station (c.8miles) provides mainline services into London Marylebone and Birmingham

Banbury

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Over 45 offices across England and Scotland,
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Planning

On the 31st March 2022, West Northamptonshire Council granted 'Outline planning application with all matters reserved except for access for a single self-build dwelling'. Access is to be taken from Marston Road via a 5.5m single vehicle access, which narrows to 3.3m as a driveway. The Landowners have agreed to enter a Section 106 Agreement which specifies that the purchaser of the site must have a local connection to South Northamptonshire, either through:

- living in South Northamptonshire for a period of at least 12 months immediately prior to the date of the application to join the Self-Build Register; or
- previously lived in South Northamptonshire continuously for a period of at least 3 years out of the past 5 years immediately prior to the date of the application to join the Self-Build Register; or
- having permanent employment within South Northamptonshire; or
- having immediate family members who have lived in South Northamptonshire continuously for at least 5 years immediately prior to the date of Occupation.

Being in the service of the regular armed forces of the Crown is also deemed to satisfy the connection test, and anyone who has previously served in the armed forces will be deemed to satisfy the connection test for a period of ten years after leaving service.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2022. Particulars prepared April 2022. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

It will be the responsibility of the purchaser to fulfil all obligations under the Section 106 Agreement and the Purchaser will indemnify the Seller against any future costs or liabilities. Prospective purchasers are advised that they should make their own enquiries of the West Northamptonshire Council.

Method of Sale

Unconditional offers are invited for the purchase of the site, in accordance with the procedure detailed within the covering letter; all offers are to be made in writing to Strutt & Parker.

Tenure

The site will be sold freehold, with vacant possession on completion.

Local Authority

West Northamptonshire Council
The Forum
Moat Lane
Towcester
Northamptonshire
NN12 6AD
Tel: 0300 126 7000

Further Information

Please contact:
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Guide Price

£345,000

