

LAND AT
FORMER WYEVALE
GARDEN CENTRE

READING ROAD
SHIPLAKE
HENLEY-ON-THAMES
OXFORDSHIRE
RG9 4AE

AN EXCELLENT RESIDENTIAL-LED DEVELOPMENT OPPORTUNITY
WITH A RESOLUTION TO GRANT OUTLINE PLANNING PERMISSION
FOR UP TO 40 DWELLINGS AND B1/B2/D1 FLOORSPACE

LOCATION

The site is located on Reading Road (A4155), in the desirable village of Shiplake in Oxfordshire. It falls within the administrative boundaries of South Oxfordshire District Council. The immediate area comprises high quality residential use, with a number of large detached dwellings.

Shiplake Railway Station (National Rail) is approximately 750 metres (a 10-15 minute walk) to the south east and provides services, via a change at Twyford Railway Station, to London Paddington in a fastest journey time of 43 minutes. Shiplake also provides services to Henley-on-Thames in circa 5 minutes. The 800 bus service (operated by Arriva) is available opposite the site from Bolney Lane, which provides regular services from High Wycombe to Reading.

The site has excellent road links. The adjacent A4155 leads north into Henley-on-Thames and south into Reading. The M4 Motorway (8 kilometres), the M40 Motorway (13 kilometres) and the M25 Motorway (27 kilometres) are

all within a c.20 minute drive. London Heathrow Airport is located approximately 28 kilometres to the west.

There are a number of local amenities in both Shiplake and neighbouring Wargrave, including public houses and restaurants, close to the River Thames. Shiplake Church of England Primary School, Shiplake Village Nursery and Shiplake College are all within the local area.

There is a large Tesco Superstore circa 1.5 kilometres to the north of the site. Henley Sailing Club is approximately 1.2 kilometres to the south east. Hennerton Golf Club is approximately 1.8 kilometres to the north east of the site.



Nearby River Thames



CGI of proposed scheme



8km
to M4



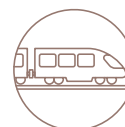
13km
to M40



27km
to M25



28km
London Heathrow



5 mins*
Henley-on-Thames



43 mins*
London Paddington
(via Twyford)

*Approximate times only

DESCRIPTION

The site extends to approximately 4.4 acres (1.79 hectares). The boundaries are marked for indication purposes on the attached Ordnance Survey extract.

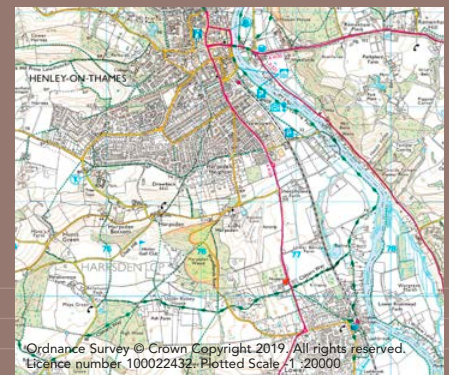
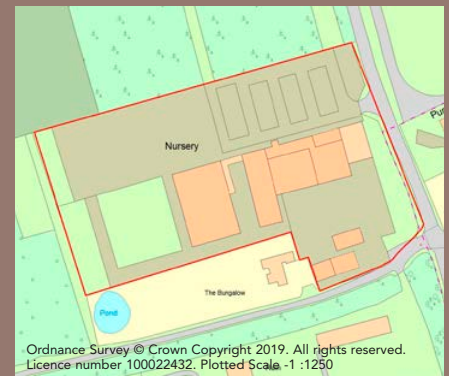
The site comprises a former Wyevale Garden Centre which includes five single storey greenhouses which have been derelict since 2009. The buildings are situated in the centre of the site and have fallen into a state of disrepair, pending redevelopment. There is a large hardstanding area, which was previously used as a car park (for circa 60 cars). The topography of the site is broadly level.

Access to the site is from Reading Road, set behind metal entrance gates. There are trees and mature vegetation around the site's boundaries, as well as close board wooden fencing fronting Reading

Road. Most of the mature trees onsite are to be retained as part of the proposed re-development.

The site is adjacent to an existing detached dwelling, fronting Bolney Lane, and further south lies Thames Farm which is an upcoming, attractive new residential development by Taylor Wimpey. The local area comprises predominantly large detached dwellings.

Further information is provided on the Information Website (details are provided at the end of this brochure).





View of entrance to site from Reading Road



View of site facing west

PLANNING

The site lies within South Oxfordshire District Council. The relevant policies which guide development are contained within the Core Strategy, subject to modifications, as adopted in 2011. None of the existing buildings on site are listed and the site is not situated within a Conservation Area. There are a number of trees on the eastern side of the site which are subject to a Tree Preservation Order (TPO).





The site benefits from a resolution to grant an outline planning permission (reference: P18/S0951/O), subject to the signing of a Section 106 Agreement, by South Oxfordshire District Council for the "demolition of all existing structures, development of B1 and/or B2 and/or D1 floorspace and required parking and servicing facilities on the southeastern part of the site; development of up to 40 dwellings on the rest of the site; off-site highways works together with associated open space and landscaping. All matters to be reserved with the exception of access. As clarified by additional information accompanying Agents email dated 3 May 2018, amended by plans and information received 13 August 2018, 29 August 2018, 12 September 2018 and 1 November 2018".

Further information in respect of planning is provided on the Information Website.



Illustrative proposed street elevation

DEVELOPMENT PROPOSAL

The site has a resolution to grant an outline planning permission for the demolition of the existing buildings and redevelopment of the site to provide 40 new dwellings and B1/B2/D1 use (commercial floorspace).

There will be a mix of 1 and 2 bedroom apartments, and 2, 3 and 4 bedroom houses, up to maximum of two storeys in height. There are 12 apartments and 28 houses within the proposed scheme, providing a total of 34,875 sq ft (NSA) of new residential floorspace.

The apartments will be situated in three blocks, located on the eastern side of the site with two of the blocks fronting Reading Road. The blocks are all arranged over ground and one upper floor (two storeys). The flats benefit from either double doors leading onto communal gardens, or a terrace/Juliette balcony. Each flat will benefit from a parking space.

The houses are either semi-detached or detached, and are largely positioned around a new communal green which will create a central feature for all the residents and an attractive front aspect to many of the houses. The apartments and houses on the northern and western parts of the site will similarly benefit from an attractive aspect over open countryside. There will be a new cul-de-sac for five private houses at the western part of the site.

There are a total of six different house types for the houses, all of which incorporate a traditional design. This comprises a red brick or white rendered façade beneath a gable or hipped roof. The houses will mostly benefit from a driveway with two private parking spaces, and an open plan kitchen/dining room which leads onto a private garden.

In terms of tenure, this will be split as follows: 24 private units (60%), 4 Intermediate units (10%) and 12 affordable rented units (30%). We have adopted minimum sizes for the residential units in line with Government’s minimum space standards. There is potential to provide greater accommodation than the floor areas we have indicatively shown.

There will be a new commercial unit (B1/B2/D1 unit) located at the south eastern part of the site, similarly fronting Reading Road, which may extend up to two storeys in height. This must provide a minimum of 250 sq m/2,691 sq ft of new commercial floorspace.

A number of the existing trees will be retained as part of the proposed development (including those trees with a TPO on the eastern part of the site) to retain the character of the rural area.

There are two car parking areas for the apartments and commercial unit, along with bicycle and bin storage.

Further information on the permitted scheme can be found on the Information Website.

Proposed accommodation

Unit type								Floor area	
Tenure	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	No. of units	Mix	Sq m	Sq ft
Private	3	-	4	17	-	24	60%	2,047.0	22,034
Intermediate	-	2	1	1	-	4	10%	312.0	3,358
Affordable rented	5	2	-	3	2	12	30%	881.0	9,483
Total	8	4	5	21	2	40		3,240.0	34,875

Approximate floor areas in line with minimum space standards.

TENURE

The freehold interest is for sale with the benefit of full vacant possession.

The site is outlined in red on the attached Ordnance Survey plan (for identification purposes only), and is to be sold subject to, and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

SERVICES

It is understood that mains water, electricity, gas and drainage were previously available to the site, although it will be the responsibility of the purchaser to ensure they are available and adequate for any future use of the site.

INSPECTION

The site may be inspected by prior appointment through the Vendor's selling agents, Knight Frank LLP and Savills. Please contact Jason Hobbs (Knight Frank) or Ed Keeling (Savills) to arrange an inspection.

Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the Vendor or its agents.

METHOD OF SALE

The site is for sale by private treaty via informal tender. Unconditional offers are sought.

Interested purchasers will be required to complete the bid form, which can be found on the Information Website. It is essential this is completed in its entirety for the offers to be considered.

Offers must state a specific sum of money to be paid and shall not be for sums calculable only by reference to another bid for the site.

VAT

All offers should be exclusive of any VAT which may be charged on the purchase price.

TENDER PROCEDURE

i. Timetable for Submission of Bids

The date that has been set for the receipt of "best bids" for the site is **12 noon on Thursday 5th December 2019.**

ii. Venue

Bids should be delivered by post, email or by personal delivery to the offices of the Vendor's selling agents, Knight Frank LLP or Savills.

Contact details below:

Jason Hobbs, Knight Frank LLP
55 Baker Street, London W1U 8AN
jason.hobbs@knightfrank.com
020 7861 5417

Ed Keeling, Savills
Ground Floor, Hawker House
5-6 Napier Court, Napier Road,
Reading RG1 8BW
ekeeling@savills.com
0118 952 0507

iii. Opening Procedure

All bids received in accordance with the conditions herein will be opened by the Vendor and its selling agents, Knight Frank LLP and Savills.

iv. Purchaser Notice

The Vendor, in its absolute discretion, does not undertake to accept the highest or any offer received.

DEBT ADVISORY

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster and to secure optimal lending terms.

For more information, please contact
Lisa Attenborough
lisa.attenborough@knightfrank.com
020 3909 6846

FURTHER INFORMATION

A full Information Pack is available on an Information Website:

www.land.knightfrank.com/view/wyevaleshiplake

To enter the site, you will be required to enter your company name and your email address and to enter the password "**Bolney**" (this is case sensitive).

For any queries in relation to the website, please contact Jason Hobbs at Knight Frank LLP.

CONTACT

SAVILLS

Ed Keeling

ekeeling@savills.com
0118 952 0507

Nathalia Gorvin

ngorvin@savills.com
0118 952 0520

KNIGHT FRANK

Jason Hobbs

jason.hobbs@knightfrank.com
020 7861 5417

Justin Gaze

justin.gaze@knightfrank.com
020 7861 5407



IMPORTANT NOTICE

Knight Frank LLP: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the site, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the site, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the site as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the site does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: November 2019. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Knight Frank's registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Savills: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.