JUBILEE FIELD
London End, Upper Boddington, NN11 6DP

Key Highlights
• Greenfield development opportunity
• Location within the development confines and in the heart of Upper Boddington
• Site extending to circa 3.46 acres (1.40 Ha)
• Offers invited for residential or alternative uses
Situation
The site is located within the village confines of Upper Boddington which lies on the borders of Northamptonshire, Warwickshire and Oxfordshire. The village has a primary school, pub and various other amenities and is located 6 miles (9.66 km) from Southam, 7 miles (11.27 km) from Daventry and 8 miles (12.87 km) from Banbury. Primary access to the site is from London End which runs through Upper Boddington. The nearest motorway junction for Oxford and the south is 7 miles (11.27 km) distant at junction 12 of the M40, and the nearest motorway for Birmingham and the north is 9.3 miles (14.97km) at junction 13 of the M40. The closest train station is located at Banbury 8 miles (12.87 km) away with regular services to Birmingham, Oxford and London.

The nearest site postcode is NN11 6DP

Site Description
The site comprises an irregular shaped parcel equating to approximately 3.46 acres (1.40 hectares) or thereabouts, of grassland within Upper Boddington. A site plan is attached showing the site boundary, the land within the red line is available. The site has one footpath crossing it from south west to north east.

The site slopes from east to west and is currently open grass space. The site is bounded to the north by Townsend Lane, to the east by London End and to the south and west by residential housing.

Planning
The site lies within the administrative boundary of South Northamptonshire Council. The Council is part of the West Northamptonshire Joint Core Strategy which was adopted on 15th of December 2014 and forms Part 1 of the suite of Local Plans covering Daventry, Northampton and South Northamptonshire.

An outline planning application (S/2010/0365/OUT) for 6 houses was refused at appeal on 4th of February 2011. The site has also been designated as pubic open space under planning application S/2016/1217/MAF on 22nd of August 2016.

Legal
The landholding is offered freehold with vacant possession. Title documentation is available within the detailed information pack.

Services
Interested parties are advised to make their own enquiries to the supply companies with respect to their specific requirements in terms of the ability to connect and confirmation of sufficient capacities.
**Viewings**

Viewings can be undertaken strictly by appointment only. Please contact the agents for details. Please note that neither the Vendors nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents or consultants whilst on site.

**Offers**

The site is being offered for sale by the Parish Council as a whole or in part by way of informal tender under the terms of an option, promotion, subject to planning basis or unconditionally with an overage. The vendor will not be obliged to accept the highest or any other offer. Please refer to the covering letter for supporting information required with any offer.

**Technical Pack**

A detailed and comprehensive information pack is available upon request via an online data room. https://sites.savills.com/jubileefield

The data room contains all available background information relating to planning, title and technical matters.

**VAT**

We are awaiting confirmation as to whether the clients will be electing to charge VAT on the sale.

**Local Authority**

South Northamptonshire Council
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Moat Lane
Towcester
Northamptonshire
NN12 6AD
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