

Land at Rycote Lane, Thame

OXFORDSHIRE, OX9 2BY

Allocated Development Opportunity for Employment Use



Site outline is for indicative purposes only

KEY HIGHLIGHTS

- Commercial Development opportunity;
- Extending to approximately 19.4 acres (7.86 hectares);
- The Neighbourhood Plan allocates 19.4 acres (gross) identified as 'Site G' for employment purposes, comprising B2- B8 and E(g)(i)-(iii) uses;
- The site currently comprises agricultural land with access off Rycote Lane;
- Prominent roadside frontage;
- Offers are invited for an unconditional purchase, option, promotion or subject to planning agreement by noon on **Tuesday 7th October 2025** on a promotion/option/hybrid basis;
- Established industrial location forming part of wider M40 corridor.

LEGAL

The site is held freehold under Title Registers ON353872 and ON393764.

A Legal Information Memorandum prepared by Lightfoots Solicitors is included within the Dataroom, which includes associated title plans and registers.

SERVICES

An Electricity Grid Report is included on the data room, dated 18th November 2024. Purchasers are advised to make their own enquiries with the supply companies in respect of their specific requirements, connections and confirmation of sufficient capacities.

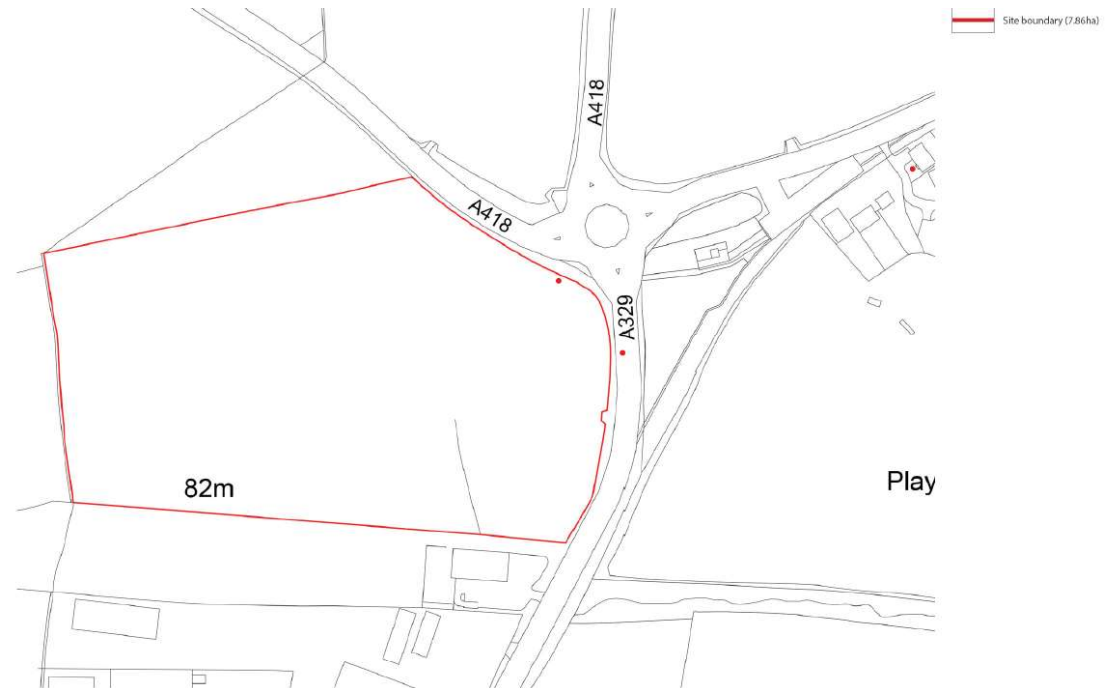
LOCATION

The site is located to the west of the market town of Thame, approximately 0.8 miles (1.3 km) from the High Street. The site is bounded by the A418 to the north, Rycote Lane (A329) to the east, established industrial uses to the south and agricultural land to the west.

Thame is a thriving market town located in South Oxfordshire and is a short distance from the subject site. Its population is around 12,555 (ONS estimate 2019) but is set to grow with an additional 260 homes required during the plan period to 2035.

The site benefits from prominent well lit road frontage and access to three junctions of the M40 Motorway (J7/J8/J8a) all within 5 miles. The site has good prominence onto both the A418 and A329. The A418 runs east towards Aylesbury and west towards the M40 Motorway/A40 and the A329 runs west also towards the M40 Motorway (Junction 7) a short distance to the south west .

The site benefits from the following nearby amenities; food stores, pubs, restaurants, leisure facilities, education and housing. The nearest railway station is Haddenham & Thame Parkway situated 3.1 miles (5 km) to the north east of the site, which provides journey times into Oxford from 30 minutes and London Marylebone from 42 minutes respectively. There are footpath links into Thame Town Centre.



Thame Site G

drawing no.	906	drawing	Red Line Plan
revision	-	drawn by	VN
scale	1:2,000 @A3	checked by	MD
		job no.	488302
		date	12/05/2025



SITE DESCRIPTION

The site is located on the western edge of Thame to the west of the A329 and south of the A418. The site comprises two agricultural fields located to the immediate north of a pocket of established commercial/industrial development known locally as Christmas Hill Business Park (Rycote M40), Menlo Industrial Park and West Coast Business Park.

The site is bound to the north and east by the road corridors of the A418 and A329, with existing hedgerow vegetation defining the site boundaries and affording some degree of containment to the site within views from these road corridors and the landscape to the immediate north and east.

The western and north-western boundaries of the site are at present open, with the site forming part of a much larger field parcel that extends to the west alongside the A418. The southern site boundary is defined by an existing hedgerow which separates the site from Christmas Lane and the adjoining commercial/industrial park beyond. The commercial/industrial park is characterised by a combination of medium to large scale units set within extensive hardstanding, much of which is covered by vehicles and storage uses.

Thame and the surrounding area is home to several well established business parks including Christmas Hill Business Park (Rycote M40), located approximately 500m south of the subject site along Rycote Lane (A329). The scheme comprises a brand new industrial warehousing development that was completed in August of 2024, 98% of this scheme is now let (July 2025) and comprises 14 x units ranging from 3,232 sq ft to 51,339 sq ft.

PLANNING

Planning History

In promoting this site to the Neighbourhood Plan, a series of initial surveys were undertaken. This included a landscape appraisal and geophysical survey, both of which are included in the dataroom.

In 2019, the owner entered into pre-application discussions in relation to a hotel use on the site. At the time the principle of any commercial use on the site was not acceptable but this has now been superseded by the TNP2 allocation. A summary of the pre-application response is provided in the Planning Summary Note included in the dataroom.

Thame Neighbourhood Plan 2 (TNP2)- 2020-2041

TNP2 was formally adopted on 13 February 2025 and holds full weight in the assessment of planning applications in Thame and includes several supporting documents. The site is identified under Policy GDE1 of the Neighbourhood Plan as 7.8 hectares (gross) for employment purposes, B2 – B8 and E(g)(i)-(iii) uses. Proposals that include employment floorspace for Small to Medium-sized Enterprises (SMEs) will be supported. The proposed mix of uses should have regard to the proximity of safeguarded waste operations.

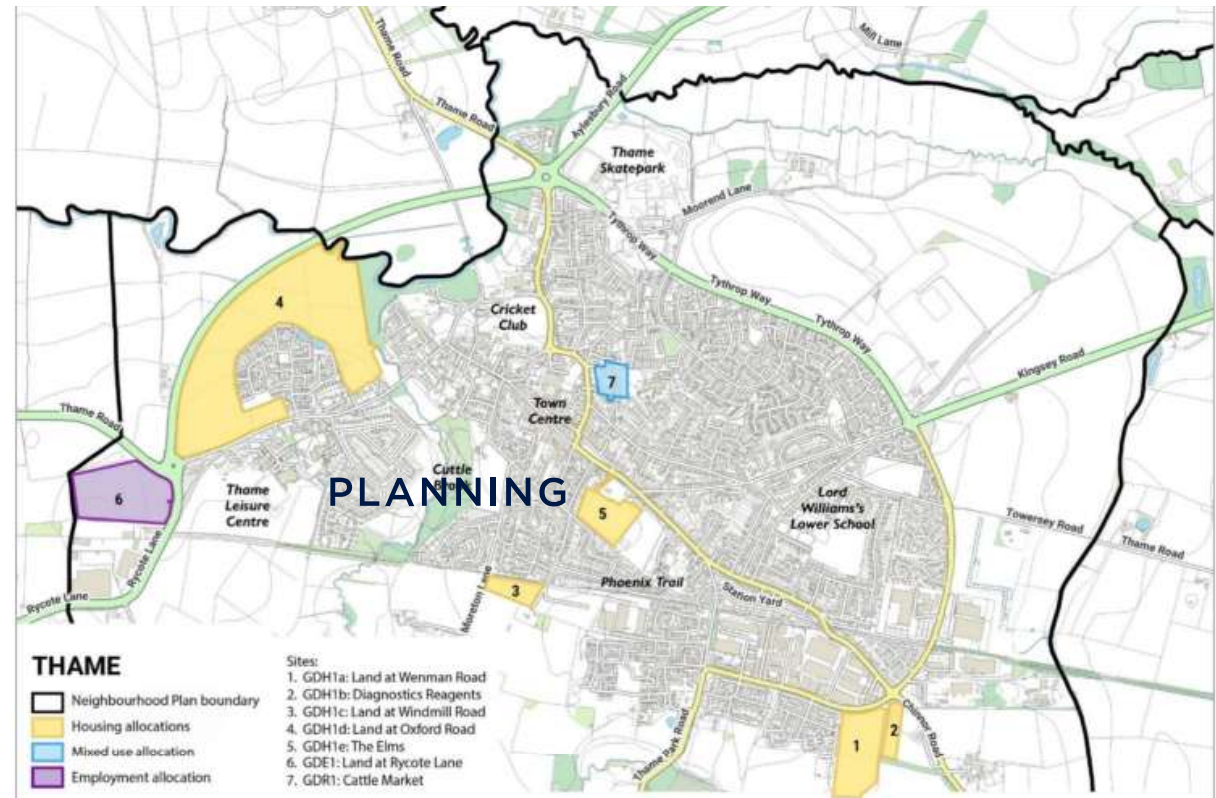


Figure 4: Site Allocations: Thame Neighbourhood Plan 2: 2020-2041. Subject site identified in purple



PLANNING

Proposals to develop the site will be supported where they accord with the design principles established in the Thame Masterplanning Report (Extract adjacent):

Principles include:

- A single point of vehicular access from the A329 (Rycote Lane);
- Parking and servicing to side and rear;
- Buildings sited on the lower parts of the site to minimise visibility from public vantage points;
- Detailed information should be submitted with development proposals to show the way in which the height of proposed buildings will relate to the contours of the site;
- Buildings to front onto A329;
- Landscaping, including new and retained tree planting, shall be provided alongside site boundaries, providing a soft edge to the development;
- Provision of safe crossing points on Rycote Lane for pedestrian and cyclist and;
- Archaeological investigations required.

PLANNING PERMITTED USES

- Proposed permitted uses include:
- E(g) (i) - an office to carry out any operational or administrative functions.
- E(g) (ii) - the research and development of products or processes.,
- B2 - General Industrial
- B8 - Storage or distribution.

PROFESSIONAL FEES

In the event that an option or promotion agreement are entered into, the incoming part will be requested to provide an undertaking for up to £20,000 + VAT to cover the landowners legal fees.

METHOD OF SALE

Proposals are invited from interested parties by noon on Tuesday **7th October 2025**. Please note that the Vendors will not be obligated to accept the highest or any other offer. The Vendors preferred route for disposal is on an unconditional basis however consideration will be given to proposals on a subject to planning/ option/ promotion basis.

In order so that we are able to accurately appraise all offers on a like for like basis please provide the following information in support of your bid:

- The proposed length of agreement, and any provisions for extension;
- The extent of land required;
- Preliminary proposals for development, in terms of anticipated use class, number of buildings, ancillary land uses, access points and key infrastructure requirements;
- A planning strategy, to include key steps and anticipated timescales for achieving the above;
- Confirmation of premium fee/deposit payable;
- Minimum price provision;
- Details of anticipated deductible expenditure, and confirm whether this would be capped.
- Percentage reimbursement split to vendor on selling with planning permission.

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- Confirmation that there are no conflicts of interest.
- Specify any conditions attached to the offer or investigation /further information required prior to exchange.
- Specify details of your anticipated legal timescales.
- Confirmation of experience dealing with South Oxfordshire District Council.
- Confirm whether your offer has full board approval, if applicable and if not the process and timescales you require to obtain it.
- Provide details of your solicitor.
- Confirm that the layout proposed will accommodate access corridor to the Landowners retained land for future development purposes.
- Finally, please confirm that you are prepared to meet the Vendor's reasonable agents, legal and planning fees incurred to date. Please speak to the selling agent with regards to further details.

Following the review of initial offers it is likely that we will meet with a small selection of parties prior to selecting a preferred party and agreeing Heads of terms. These meetings will be held on **16th October 2025**. We request that you keep this day clear to attend a meeting with our clients and ourselves in the event that you are selected.

DATAROOM

A supporting technical pack will be made available on request.

VIEWINGS

It is possible to view the site from the road, however access to the site will be permitted strictly by appointment. Interested parties are requested to contact the selling agent to discuss any particular points which are likely to affect their interest in order to ensure that a wasted journey is not made.

VAT

The landowner reserves the right to elect to charge VAT on the purchase price

IMPORTANT NOTICE

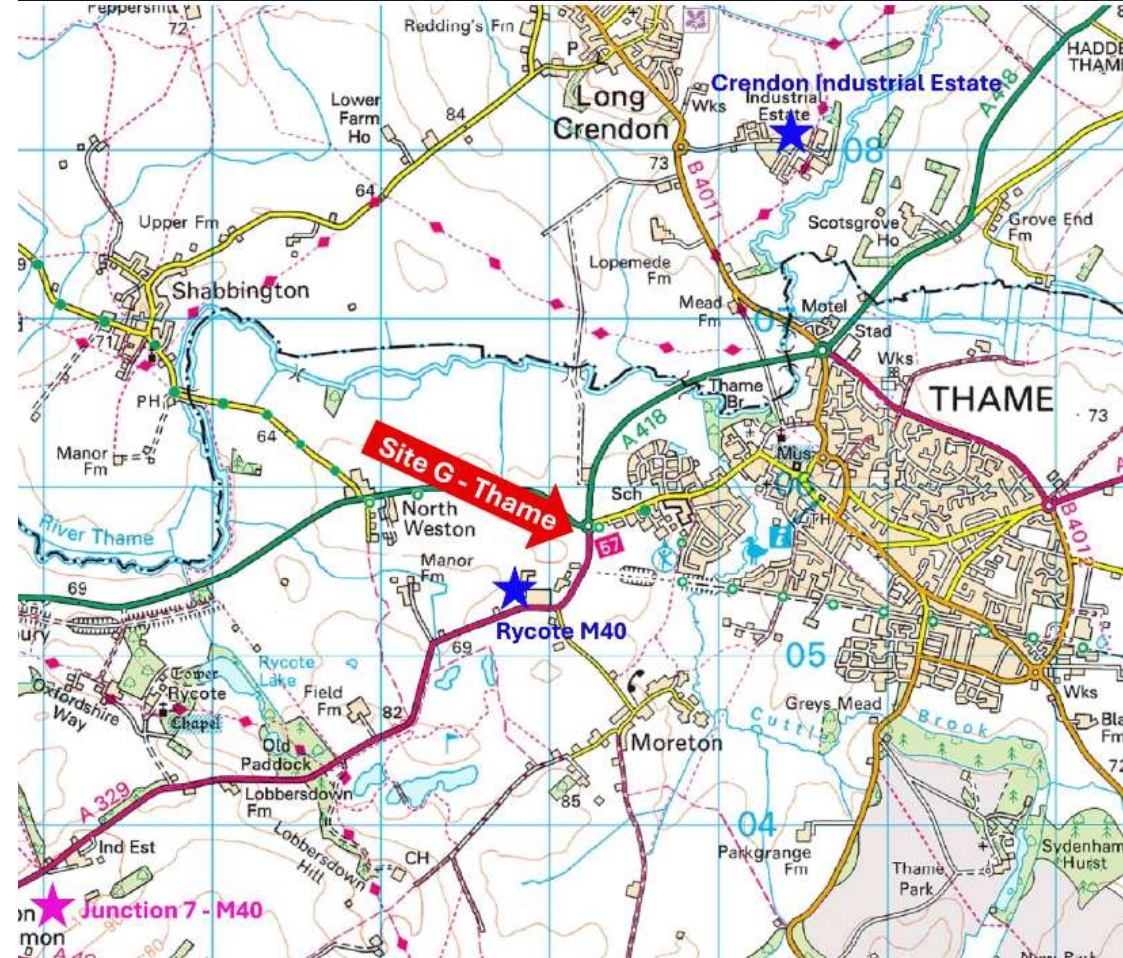
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