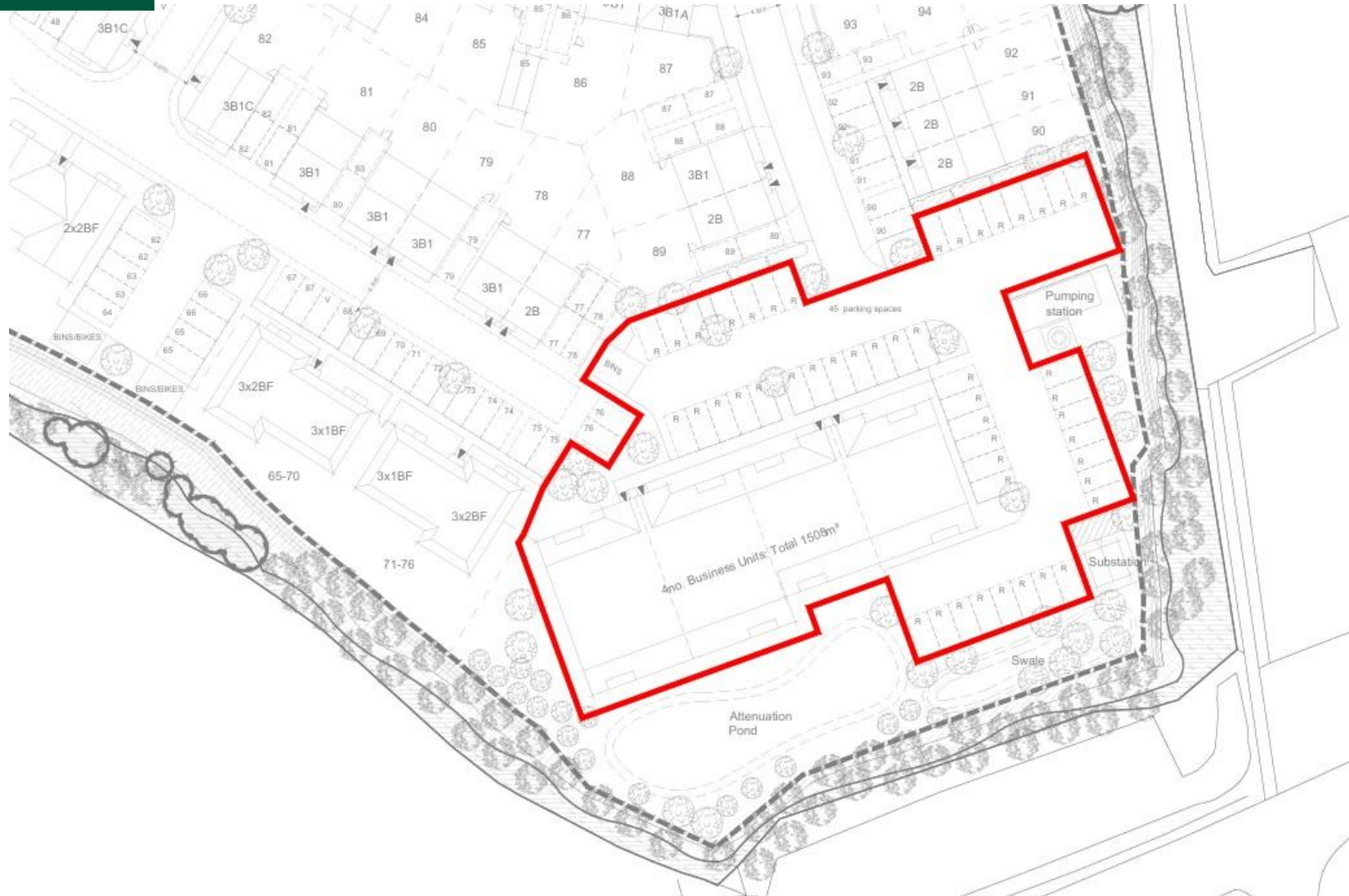


**FOR SALE** Freehold. Commercial development opportunity for up to 1,500sq.m/16,146sq.ft of B1 & B8 units with parking at Sands Hill, Faringdon in southwest Oxfordshire.



**“Land on the west side of Sands Hill”, Faringdon SN7 7PQ**

## **Site Description**

The site is clearly visible from the A420 Oxford/Swindon Road and lies approx. 0.7 mile south of Faringdon town centre. Access is via Park Road and then Sands Hill. The site formerly housed a concrete works and associated premises which have since been completely cleared. The site overall covers approximately 9 acres (3.67ha). The outline consented area for commercial development within covers approx. 0.67 of an acre/2,715sq.m.

## **Planning permission**

The overall permission granted is for the "Outline planning application with all matters reserved (other than access into the site) for the proposed mixed-use development of up to 95 residential dwellings and business space (Use Classes B1 and B8) (totalling 1,500 sq.m), open space, landscaping, drainage measures and all other associated works". The decision notice and related plans can be seen at:

<https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P20/Vo855/O>

## **Restrictions**

Condition 6. of the Decision Notice states "That Business Units as identified on the approved plans shall only be used for B1/B8 use and shall not be used for any other purpose, including any other purpose within Class E [Commercial, Business & Service] of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended (or in any provision equivalent to that Class in any statutory instrument amending or revoking and re-enacting that Order), without the prior grant of planning permission. Reason: To define the planning permission, and to ensure the delivery of the employment Use Class B1/B8 in accordance with the Core Policy 28 of the Local Plan 2031 Part 1".

## **Reserved Matters application**

Since the original publication of these details the Reserved Matters application has been submitted (10/04/25) and can be inspected at: <https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P25/Vo764/RM>

## **Sales pack**

A sales pack containing the approvals to date, plans and associated documents is available via the following Dropbox link:

<https://www.dropbox.com/scl/fo/gh7tmsalqxqqu4oh32p5c/APKCeJSiHJqFffRJTAAbNGFA?rlkey=1ipwifcgnbk8a4c7jnjz3l4hz&st=5rccdaw8&dl=0>

## **Price guide**

Offers in the region of £425,000\* are sought. \*Subject to the addition of VAT.

## **Local Planning & Rating Authority**

Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon, OX14 3JE. Tel: 01235 422 422

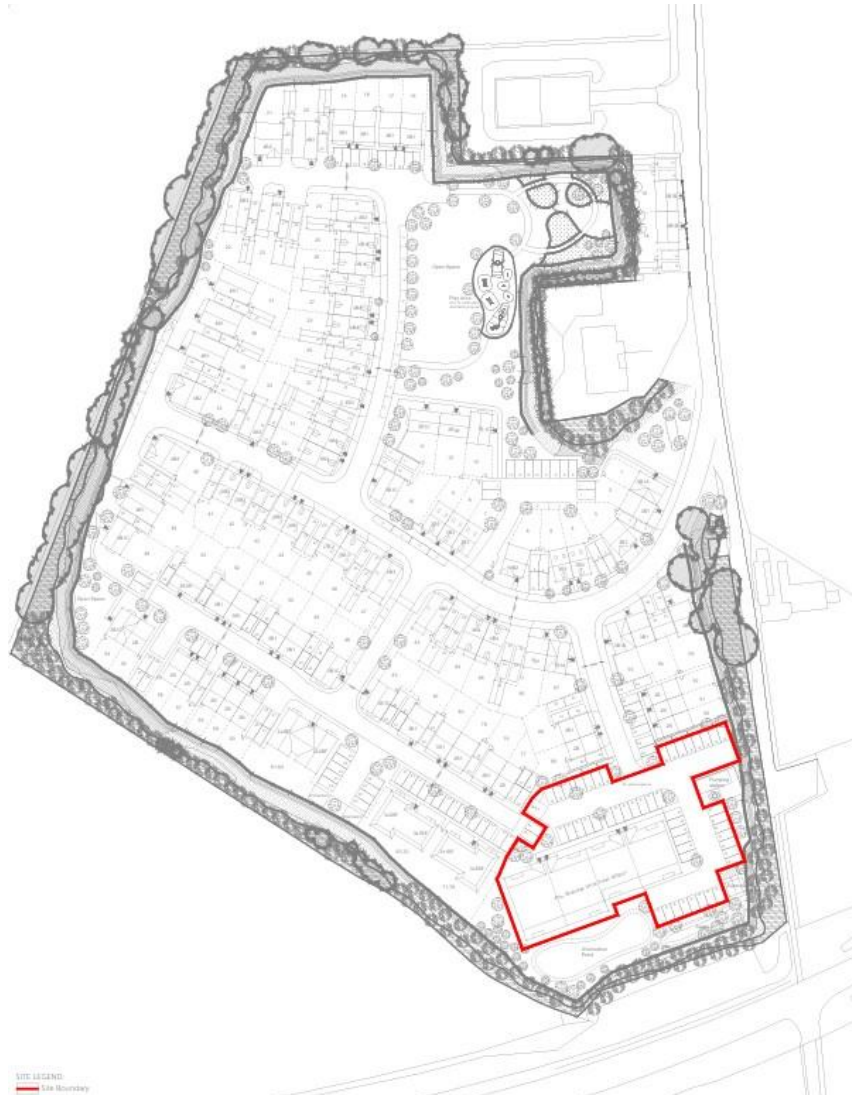
## **Viewings**

Strictly by prior appointment with the sole agent, Green & Co Commercial and Development Agency, during usual business hours Monday to Friday. Tel. 01235 773417 ref JC or email [james.carroll@greenand.co.uk](mailto:james.carroll@greenand.co.uk). Please note - the agent will not accept responsibility for any loss or injury caused whilst carrying out a site visit.

## Directions

Post code: SN7 7PQ or what3words: fully.differ.kiosk

Turn off the A420 at Faringdon at the Park Road roundabout and then approx. 0.33 of a mile, turn left onto Sands Hill and follow the road for approx. down until you find the site entrance on your right.



Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

### CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

### DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit [www.greenand.co.uk/primary-policy-and-notice](http://www.greenand.co.uk/primary-policy-and-notice).