

- Key features:**
- New build opportunity
  - Rarely available freehold
  - Close to Milton Park and Harwell
  - Plentiful parking

**For Sale**

Exciting Development Opportunity to Acquire Freehold Interest of Land with Outline Planning for Development of 4,000 Sq Ft of Offices in Self Contained Plot

Alternatively Potential for the Pre-sale of Completed Building

## LOCATION

Milton Hill Barns is located within a mile of the Didcot/Milton Interchange of the A34 which connects with the M4 and M40 motorways. The barns are accessed from the Milton Interchange by following the A4130 Rowstock Road for approximately ½ a mile. Just after the traffic lights with a turning to Steventon, there is an access road on the left side which forms the main access road to the development. The site is principally occupied by the Core Business Centre.

## DESCRIPTION

The available plot is located to the rear of The Core Business Centre, an established location for small businesses. The site is currently occupied by a Dutch barn, originally used in connection with the use of the site as a key fruit growing location. Outline consent has now been granted for the redevelopment of the building to office use. Please see the plan for the site boundaries. The plot can be sold with the benefit of the planning permission. Alternatively, the Vendor will consider providing a turnkey development solution for the purchaser.

## PLANNING

The outline planning permission can be viewed on the Vale of White Horse District Council planning portal. The reference is **P19/V0541/O**. This planning permission permits demolition of the Dutch Barn and redevelopment for some 4,000 sq ft of office space. Plans are available upon request. 14 car spaces are shown with the site.

## TENURE

Freehold with vacant possession with access rights over the entrance road and common areas. A service charge will be agreed with contributions towards the common access road and landscaping.

## PRICE

£400,000 for the freehold interest plus VAT.

## BUSINESS RATES

Rateable Value (2017): The building will be assessed upon completion.

2019/20 Multiplier: .504

All rateable values should be verified by the ingoing party with the Local Authority. Further information from [www.voa.gov.uk](http://www.voa.gov.uk)

## VAT

All figures within these terms are exclusive of VAT, where chargeable.

## LEGAL COSTS

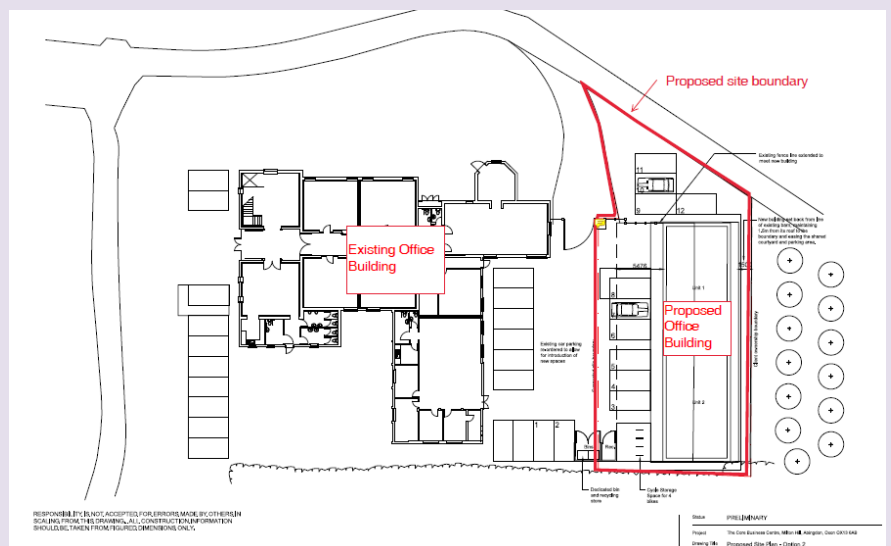
Each party will bear their own legal costs incurred in connection with this transaction.

## VIEWINGS

Strictly by appointment with sole selling agents:

Tom Barton/Will Davis  
VSL & Partners

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