

Application No. P17/S3225/FUL

1:34,728 scale

Appendix 1



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# Appendix 1



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# PLANNING

**Red Line Boundary**  
0.23 Hectares

Rev	Date	Revisions	Initials	Checked

GARSINGTON

CHISHELHAMPTON HILL

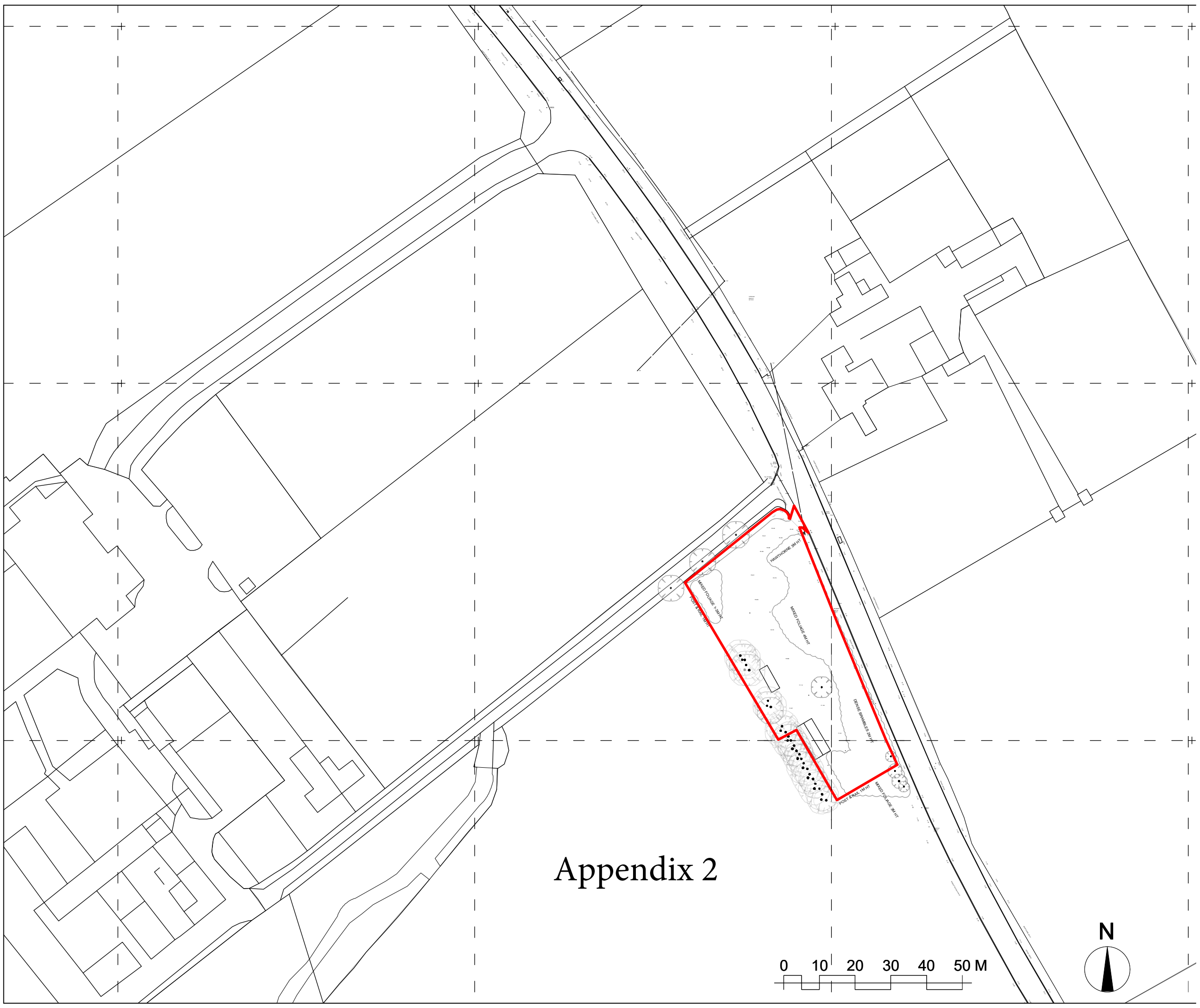
SITE LOCATION PLAN

The Malthouse  
60 East St, Helen Street  
Abingdon, Oxfordshire, OX14 5EB  
Tel (01235) 523139  
Fax (01235) 521662  
e-mail: enquiries@westwaddy-adp.co.uk

ARCHITECTS AND TOWN PLANNERS  
**westwaddy ADP**

Date **AUGUST 2017**  
Scale **1:1000 @ A3**  
Drawn **RM** Checked **SJS**

Job <b>595</b>	Dwg No. <b>L01</b>	Rev. 
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## Appendix 2





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## PLANNING

Rev	Date	Revisions	Initials	Checked

GARSINGTON

CHISHELHAMPTON HILL

EXISTING SITE LAYOUT

The Malthouse  
60 East St, Helen Street  
Abingdon, Oxfordshire, OX14 5EB  
Tel (01235) 523139  
Fax (01235) 521662  
e-mail: enquiries@westwaddy-adp.co.uk

ARCHITECTS AND TOWN PLANNERS  
**westwaddy ADP**

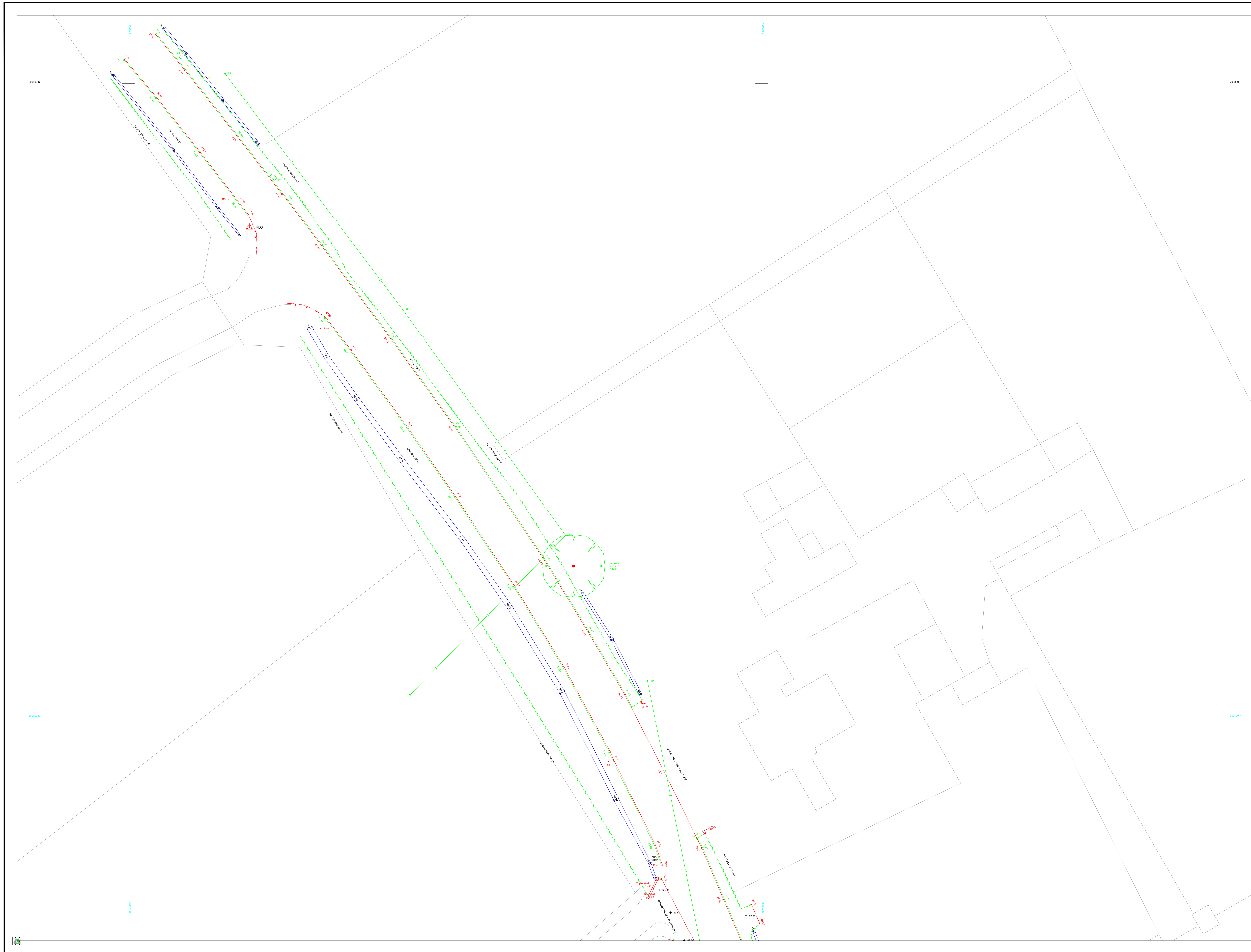
Date **AUGUST 2017**

Scale **1:500 @ A3**

Drawn **RM** Checked **SJS**

Job	Dwg No.	Rev.
595	S01	

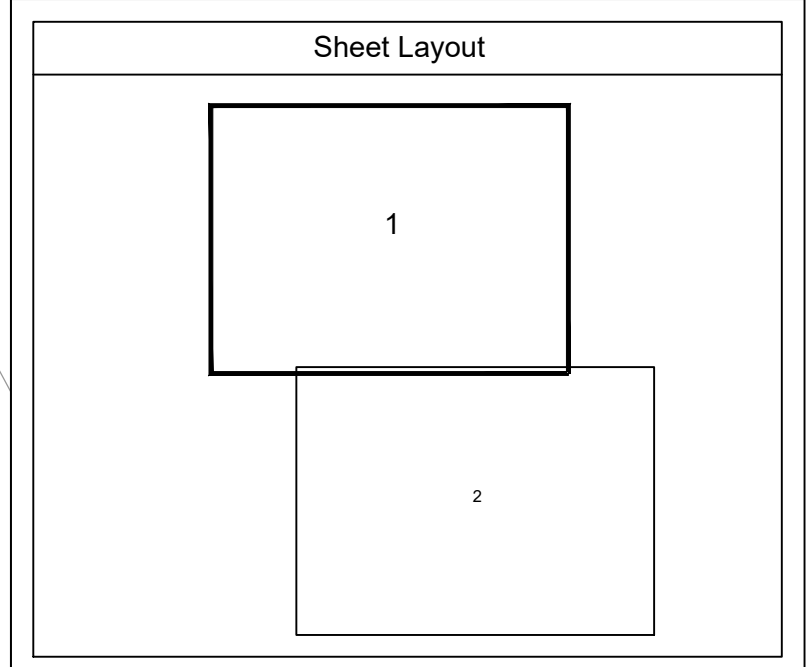
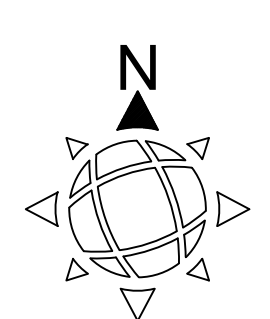




Coordinate Table				
Station	Description	Eastings	Northings	Height
RD1	Nail	458624.198	206651.155	71.817
RD2	Nail	458591.287	206659.366	70.948
RD3	Nail	458519.137	206777.278	67.870
RD4	Nail	458592.521	206812.652	71.077
BASE	Nail	458672.888	206647.991	70.565
GPS1	Nail	458575.888	206655.654	70.791

**Datum Details**  
 Grid Datum: National Grid, Level Datum: Ordnance Datum  
 All levels refer to Permanent Ordnance Survey (OS) Stations and related to Ordnance Datum Newlyn via the geoid model OSGM02  
 Surveyed 06/12/16

**Note**  
 Every effort is made to identify all visible above ground features, however it should be borne in mind that there may be items obscured at the time of survey



**LEGEND**

SURVEY STATION 	AIR VALVE 	AV 
BANKING 	BOLLARD 	BO 
BUSHES 	BOUNDARY POST 	BP 
HEDGES 	BUS STOP 	BS 
TREES 	CABLE TV INSPECTION COVER 	CT 
GATE 	CATCH PIT 	CP 
BUILDING 	CABLE TV INSPECTION COVER 	CT 
FENCES 	CATCH PIT 	CP 
POST & RAIL FENCE 	CHAIN LINK FENCE 	CL 
SHANK LINK FENCE 	POST & WIRE FENCE 	PW 
IRON PALAD FENCE 	WIRE MESH FENCE 	WM 
CHESTNUT PALAD FENCE 	INTERPOWER FENCE 	IP 
SECURITY FENCE 	DETECTED ELECTRIC 	DE 
DETECTED GAS 	DETECTED TELECOMS 	DT 
DETECTED WATER 	DETECTED STORM WATER 	DS 
DETECTED FOG WATER 	DETECTED POWER CABLES 	DP 
ORDNANCE SURVEY BENCH MARK 	TEMPORARY BENCH MARK 	OSBM TM 
	TELEPHONE CALL BOX 	TC 
	TRAFFIC LIGHT 	TL 
	TELEGRAPH POLE 	TP 
	TRAFFIC LIGHT 	TL 
	WATER METER 	WM 
	WATER METER 	WM 
	SPOT LEVEL 	SL 
	OVERHEAD POWER CABLES 	OPC 

Rev:	Notes:	Name:	Date:

**TOTAL SURVEYS LIMITED**  
 TOTAL SURVEYS LIMITED - Land & Engineering Surveyors  
 Unit 22, Stockwood Business Park, Stockwood  
 Roadside, Worcestershire, B66 6SX  
 Tel: 01386 791042  
 E-Mail: mail@totalsurveys.co.uk  
 Web Site: www.totalsurveys.co.uk

Title:  
**SURVEY OF LAND AT  
 CHISELHAMPTON ROAD  
 GARSINGTON, OXFORD  
 OX44 9DW**

Client:  
**RJ & S STYLES LTD**  
 Lower Farm House  
 Lower Farm Road  
 Garsington, Oxford  
 OX44 9DF

Drawing No: <b>RJS/TS/256932/1</b>	Rev: 		
Drawn: RD	Checked: RD	Scale: 1:200	Date: 06/12/16
CAD Reference: RJS-256932-1.DWG	Sheet: <b>1 of 2</b>		

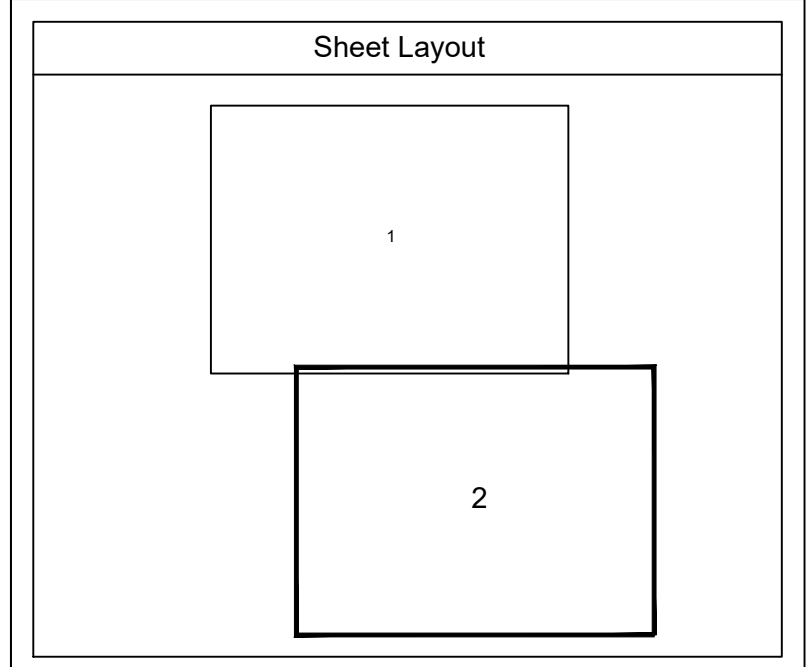
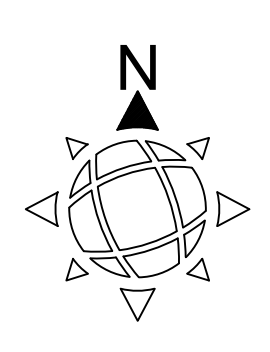




Coordinate Table				
Station	Description	Eastings	Northings	Height
RD1	Nail	458624.198	200651.155	71.817
RD2	Nail	458599.287	200659.366	70.948
RD3	Nail	458519.137	200777.278	67.870
RD4	Nail	458592.521	200672.652	71.077
BASE	Nail	458672.888	200647.991	70.565
GPS1	Nail	458575.988	200655.664	70.791

**Datum Details**  
 Grid Datum: National Grid, Level Datum: Ordnance Datum  
 All levels refer to Permanent Ordnance Survey (P.O.S.) Stations and related to Ordnance Datum Newlyn via the geoid model OSGM02  
 Surveyed 05/12/16

**Note**  
 Every effort is made to identify all visible above ground features, however it should be borne in mind that there may be items obscured at the time of survey



**LEGEND**

SURVEY STATION	AIR VALVE	ELECTRICITY CONTROL BOX	AV
BANKING	ELECTRICITY POLE	ELECTRICITY POLE	SD
BUSHES	ELECTRICITY POLE	ELECTRICITY POLE	SD
TRENCH	ELECTRICITY POLE	ELECTRICITY POLE	SD
GATE	ELECTRICITY POLE	ELECTRICITY POLE	SD
BUILDING	ELECTRICITY POLE	ELECTRICITY POLE	SD
FENCES	ELECTRICITY POLE	ELECTRICITY POLE	SD
POST & RAIL FENCE	ELECTRICITY POLE	ELECTRICITY POLE	SD
SHANK LINK FENCE	ELECTRICITY POLE	ELECTRICITY POLE	SD
CLOSURE FENCE	ELECTRICITY POLE	ELECTRICITY POLE	SD
POST & WIRE FENCE	ELECTRICITY POLE	ELECTRICITY POLE	SD
IRON PALING FENCE	ELECTRICITY POLE	ELECTRICITY POLE	SD
WIRE MESH FENCE	ELECTRICITY POLE	ELECTRICITY POLE	SD
LARCH PALING FENCE	ELECTRICITY POLE	ELECTRICITY POLE	SD
CHESNUT PALING FENCE	ELECTRICITY POLE	ELECTRICITY POLE	SD
SECURITY FENCE	ELECTRICITY POLE	ELECTRICITY POLE	SD
DETECTED ELECTRIC	ELECTRICITY POLE	ELECTRICITY POLE	SD
DETECTED TELECOMS	ELECTRICITY POLE	ELECTRICITY POLE	SD
DETECTED TELEPHONE	ELECTRICITY POLE	ELECTRICITY POLE	SD
DETECTED WATER	ELECTRICITY POLE	ELECTRICITY POLE	SD
DETECTED FOG WATER	ELECTRICITY POLE	ELECTRICITY POLE	SD
DETECTED POWER CABLES	ELECTRICITY POLE	ELECTRICITY POLE	SD
ORDNANCE SURVEY BENCH MARK	ELECTRICITY POLE	ELECTRICITY POLE	SD
TEMPORARY BENCH MARK	ELECTRICITY POLE	ELECTRICITY POLE	SD

Rev:	Notes:	Name:	Date:

**TOTAL SURVEYS LIMITED**

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 Unit 22, Stockwood Business Park, Stockwood  
 Roadkirk, Worcestershire, B66 6SX  
 Tel: 01386 791042  
 E-Mail: mail@totalsurveys.co.uk  
 Web Site: www.totalsurveys.co.uk

Title: **SURVEY OF LAND AT CHISELHAMPTON ROAD GARSINGTON, OXFORD OX44 9DW**

Client: **RJ & S STYLES LTD**  
 Lower Farm House  
 Lower Farm Road  
 Garsington, Oxford  
 OX44 9DF

Drawing No: **RJS/TS/256932/1**

Drawn: RD	Checked: RD	Scale: 1:200	Date: 06/12/16
CAD Reference: RJS-256932-1.DWG		Sheet: 2 of 2	





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## PLANNING

Rev	Date	Revisions	Initials	Checked
C	20/11/17	Amendment to Red line Boundary	RM	SJS
B	13/11/17	Amendment to existing trees	RM	SJS
A	2/11/17	Amendment to existing trees	RM	RS

GARSINGTON

CHISELHAMPTON HILL

PROPOSED SITE LAYOUT

The Malthouse  
60 East St. Helen Street  
Abingdon, Oxfordshire, OX14 5EB  
Tel (01235) 523139  
Fax (01235) 521662  
e-mail: enquiries@westwaddy-adp.co.uk

ARCHITECTS AND TOWN PLANNERS  
**westwaddy ADP**

Date **AUGUST 2017**

Scale **1:500 @ A3**

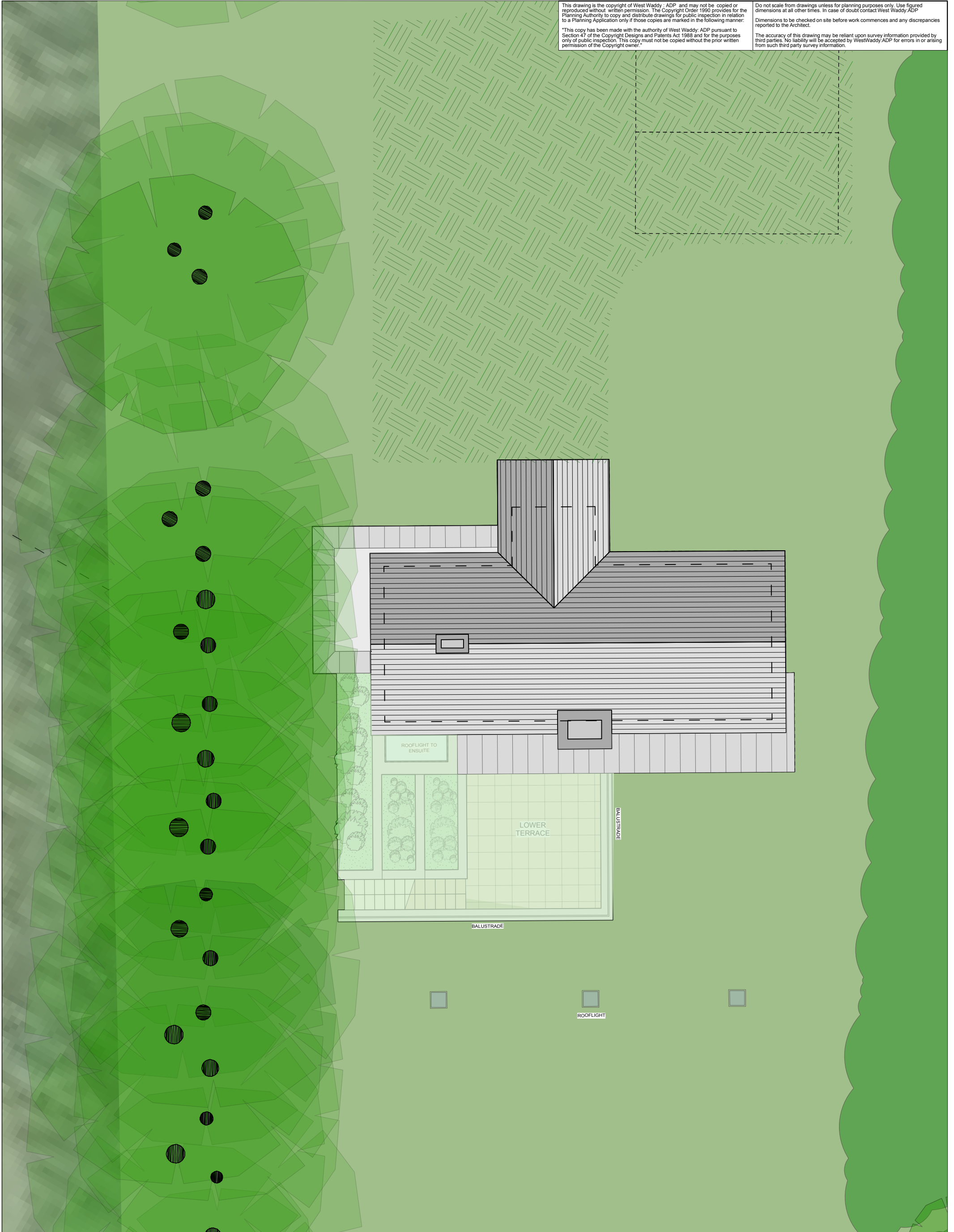
Drawn **RM** Checked **SJS**

Job	Dwg No.	Rev.
595	P01	C



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A	27/11/17	Relocation of existing Oak tree	RM	
Rev	Date	Revisions	Initials	Checked

GARSINGTON  
 CHISHELHAMPTON HILL  
 ROOF AND LANDSCAPING  
 PLAN

Date	AUGUST 2017		
Scale	1:100@A3		
Drawn	DP	Checked	
Job	595	Dwg No.	P03
Rev.	A		

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**westwaddy ADP**

The Malthouse  
 60 East St, Helen Street  
 Abingdon, Oxfordshire, OX14 5EB  
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 Fax: (01235) 521662  
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# PLANNING

Rev	Date	Revisions	Initials	Checked

## GARSINGTON

## CHISHELHAMPTON HILL GROUND AND BASEMENT FLOOR PLANS

The Malthouse  
60 East St. Helen Street  
Abingdon, Oxfordshire, OX14 5EB  
Tel (01235) 523139  
Fax (01235) 521662  
e-mail: enquiries@westwaddy-adp.co.uk

ARCHITECTS AND TOWN PLANNERS  
**westwaddy ADP**

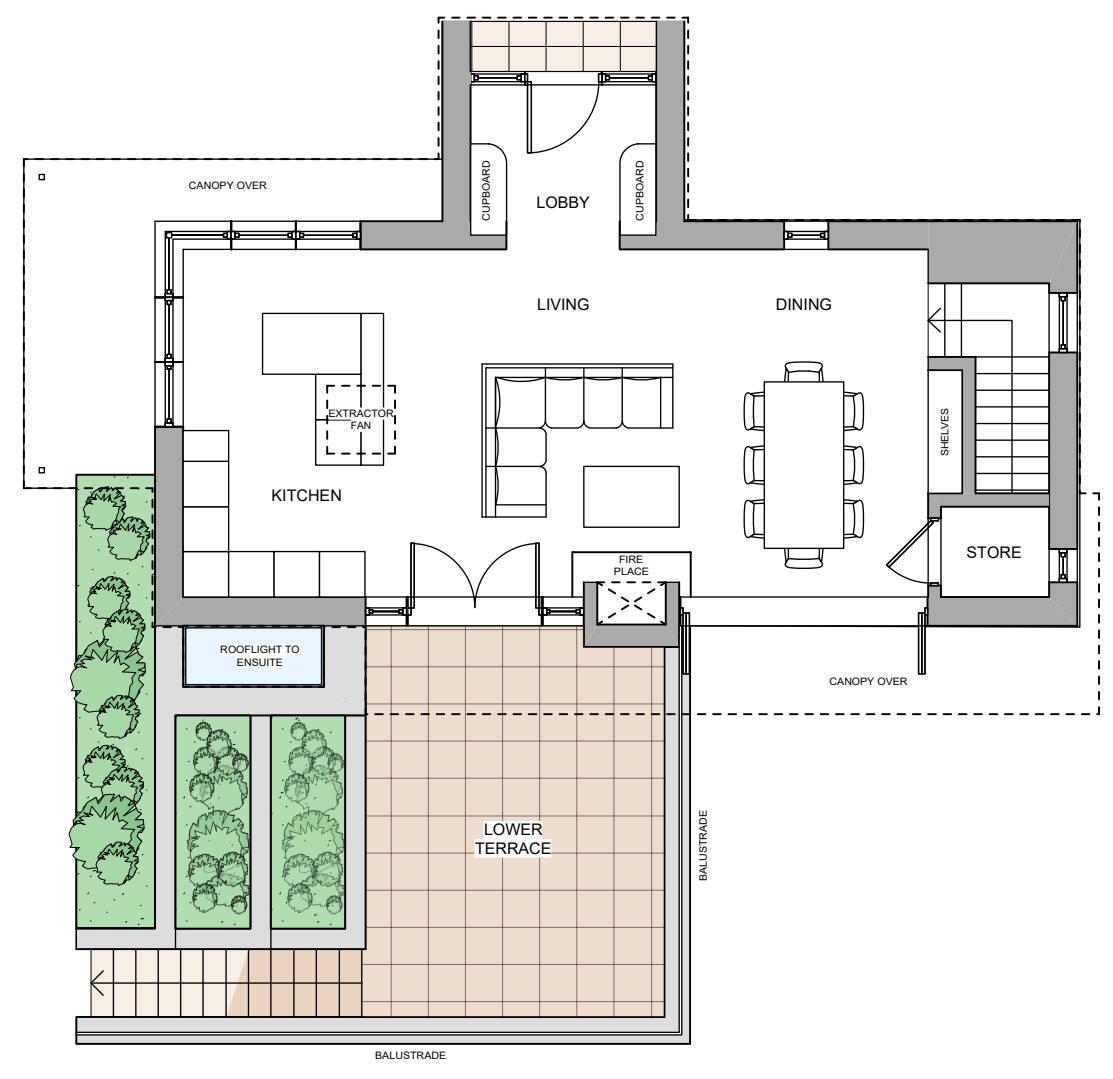
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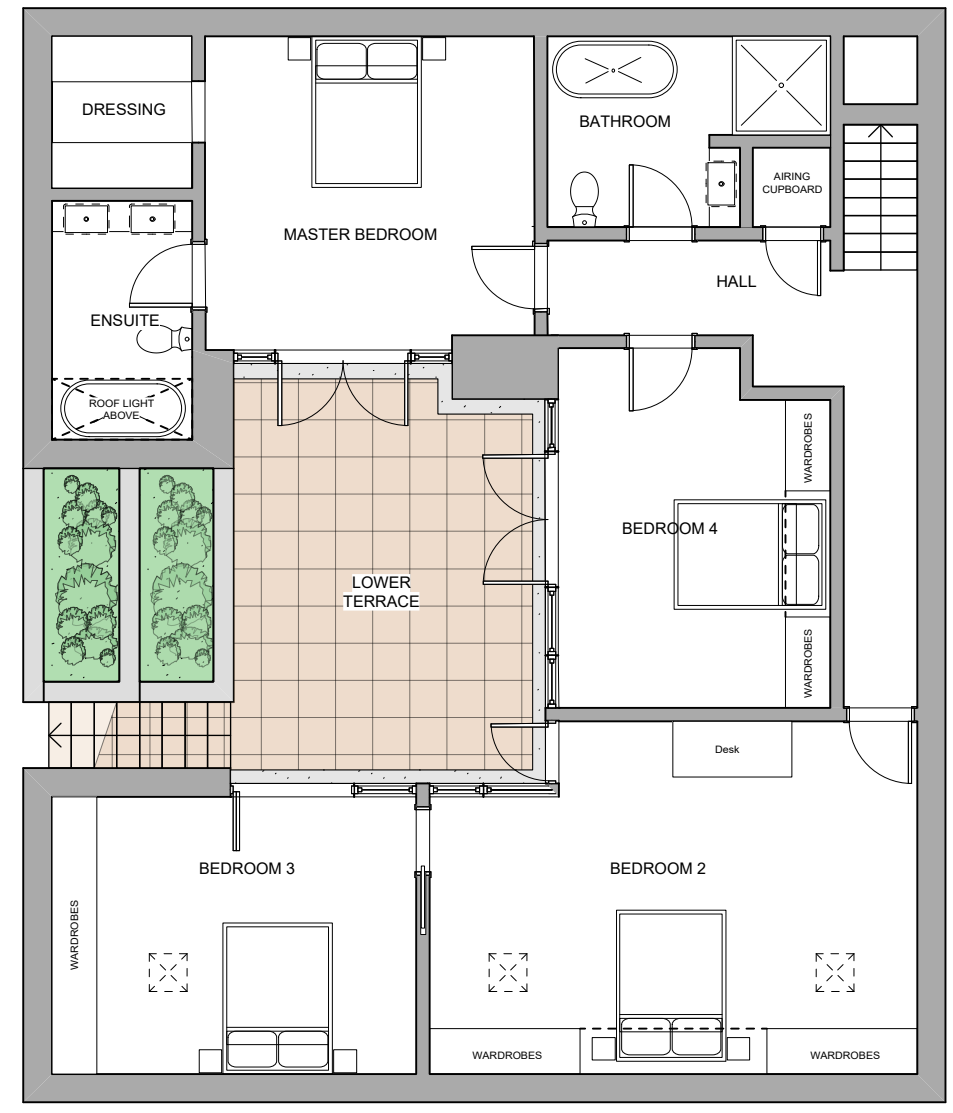
Drawn **DP** Checked **SJS**

Job <b>595</b>	Dwg No. <b>P02</b>	Rev. /
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QF 109-A3-L-01



GROUND FLOOR



BASEMENT





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ELEVATION 1

NORTH WEST



ELEVATION 2

NORTH EAST



ELEVATION/SECTION 3

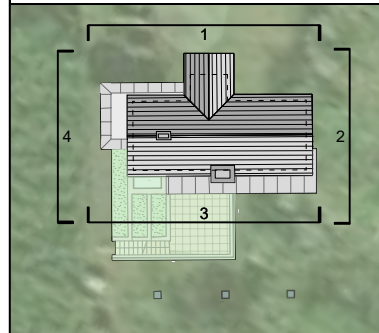
SOUTH EAST



ELEVATION 4

SOUTH WEST

PLANNING



KEY PLAN

Rev	Date	Revisions	Initials	Checked

GARSINGTON

CHISHELHAMPTON HILL

ELEVATIONS

The Malthouse  
60 East St, Helen Street  
Abingdon, Oxfordshire, OX14 5EB  
Tel (01235) 523139  
Fax (01235) 521662  
e-mail: enquiries@westwaddy-adp.co.uk

ARCHITECTS AND TOWN PLANNERS  
**westwaddy ADP**

Date AUGUST 2017

Scale 1:100@A3

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Job	Dwg No.	Rev.
595	P04	



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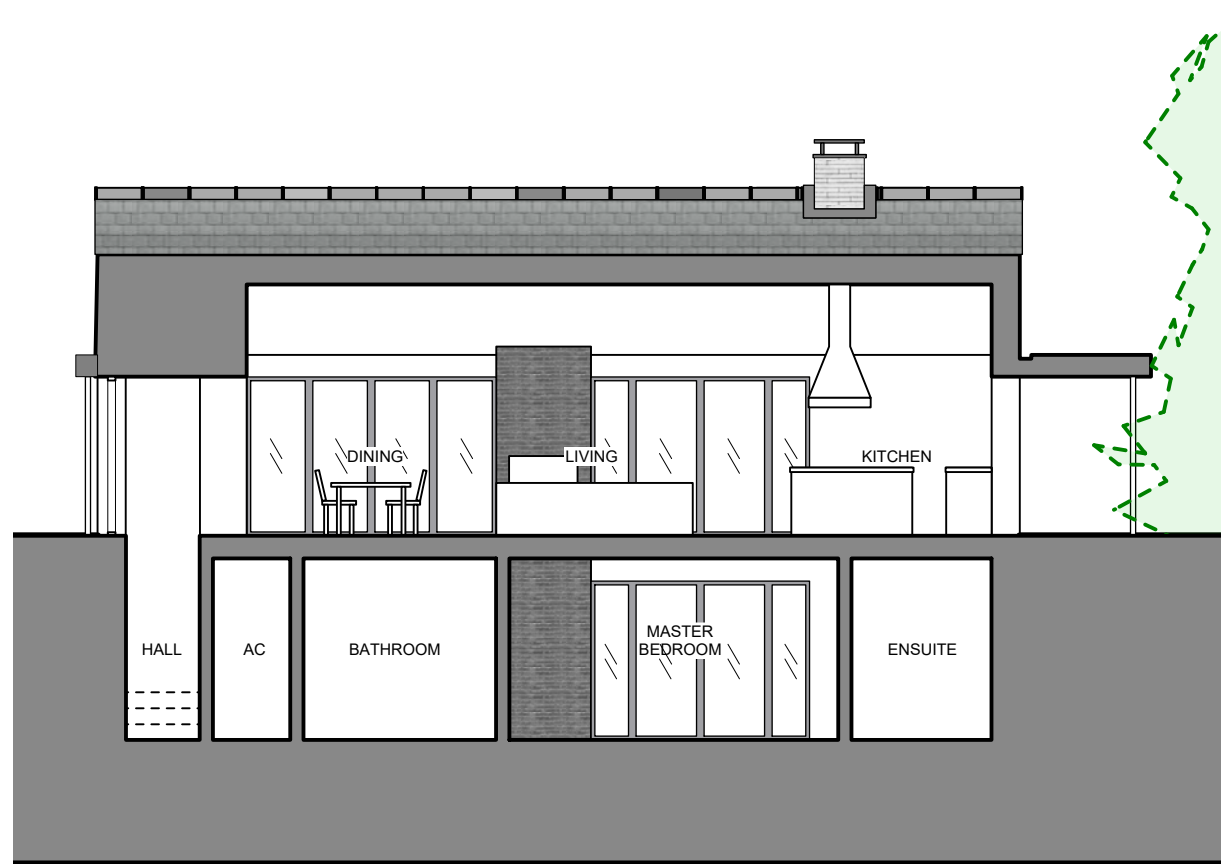
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Dimensions to be checked on site before work commences and any discrepancies reported to the Architect.

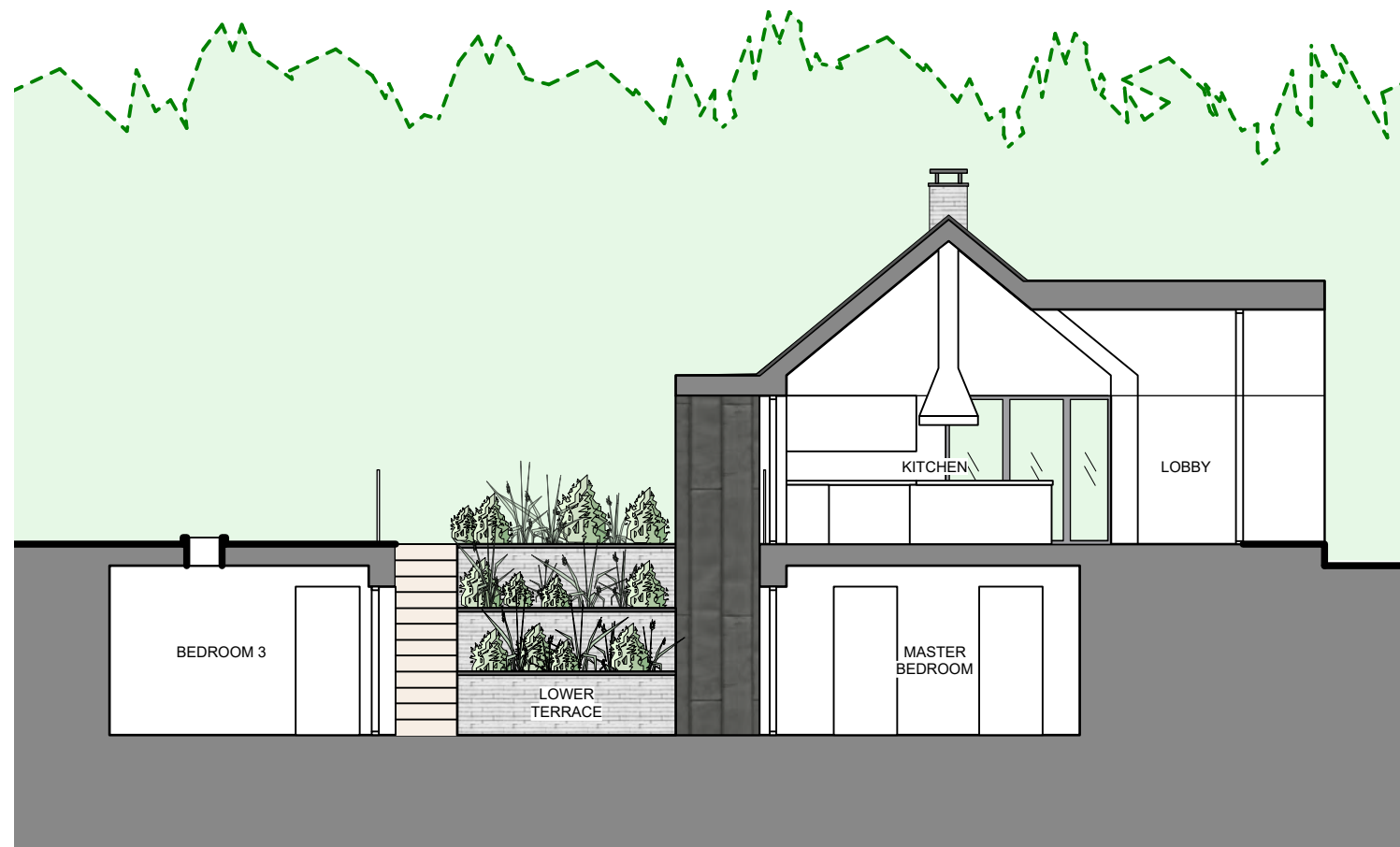
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SECTION 5

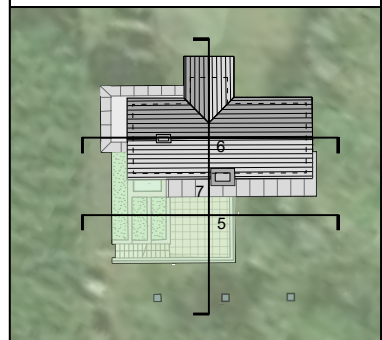


SECTION 6



SECTION 7

PLANNING



KEY PLAN

Rev	Date	Revisions	Initials	Checked

GARSINGTON

CHISHELHAMPTON HILL

SECTIONS

The Malthouse  
60 East St, Helen Street  
Abingdon, Oxfordshire, OX14 5EB  
Tel (01235) 523139  
Fax (01235) 521662  
e-mail: enquiries@westwaddy-adp.co.uk

ARCHITECTS AND TOWN PLANNERS  
**westwaddy ADP**

Date **AUGUST 2017**

Scale **1:100@A3**

Drawn **DP** Checked

Job	Dwg No.	Rev.
595	P05	





JOB TITLE		CLIENT	
DRAWING TITLE		DRAWING NO	
SCALE	DRAWN BY	DATE	REVISION NO
1/10000A3	BP	Aug17	18430-01
Visibility Sprays			a

**david tucker associates**  
 transport planning consultants  
 Foundry House, Doctors Lane,  
 Wokingham, RG40 3AW  
 Tel: +44(0)1494 733988  
 www.davidtucker.co.uk



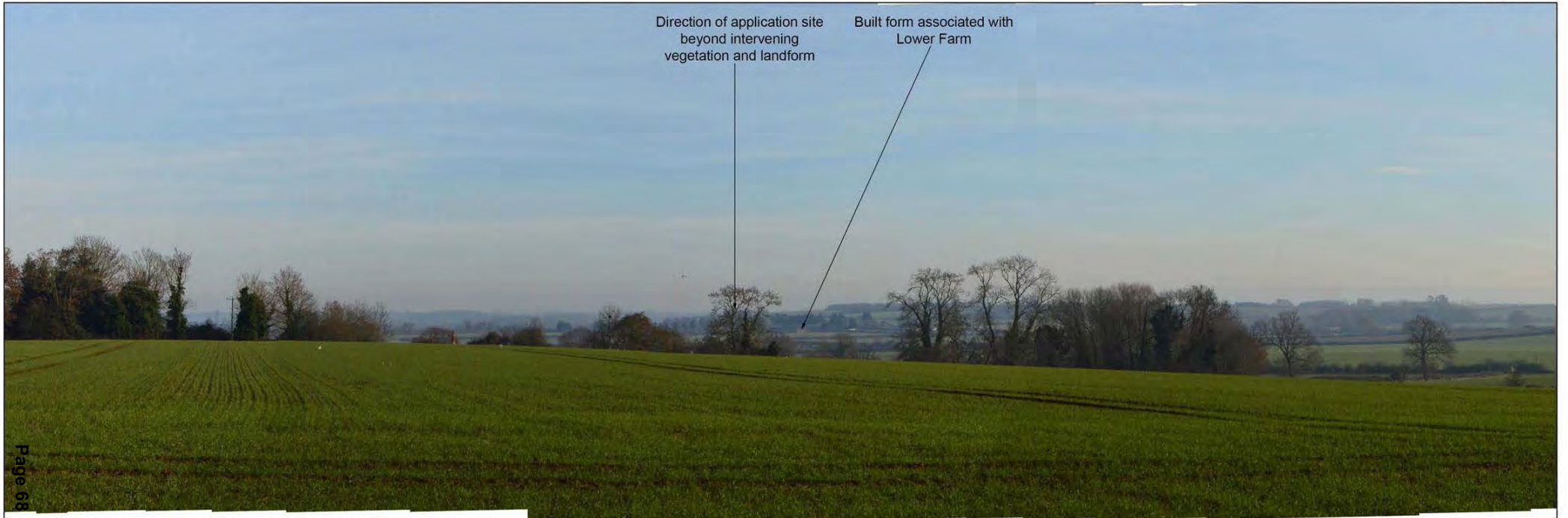
REV	DESCRIPTION	DRWN	INITIALS	DATE	DRAWING STATUS	CHECKED BY	DATE

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**Viewpoint 7**



**Viewpoint 8**



# Appendix 4

**Watlington Office**  
42 High Street, Watlington  
Oxfordshire OX49 5PY

T 01491 612 831  
F 01491 613 238  
sales@griffithandpartners.co.uk

**Benson Office**  
33a High Street, Benson  
Oxfordshire OX10 6RP

T 01491 839 939  
F 01491 826 637  
lettings@griffithandpartners.co.uk

MARKETING REPORT FOR:

27<sup>th</sup> APRIL 2017

WEST WADDY ADP  
THE MALHOUSE  
60 EAST ST HELEN STREET  
ABINGDON  
OXFORDSHIRE  
OX14 5EB

REGARDING:

SITE/BUILDERS YARD  
LOWER FARM HOUSE  
LOWER ROAD  
GARSINGTON  
OXFORD  
OX44 9DP

PREPARED BY:

DORIAN C P GRIFFITH M.N.A.E.A. F.P.C.S  
GRIFFITH & PARTNERS  
42 HIGH STREET  
WATLINGTON  
OXFORDSHIRE  
OX49 5PY



EXECUTIVE SUMMARY:

PROPERTY:	Builders yard at Lower Farm, Lower Road, Garsington. Oxford, OX44 9DP.
LOCATION:	The subject property comprises an area of land of approximately a third of an acre in a secluded position with direct access to the Oxford Road, close to Cowley and Oxford. A porta-cabin occupies the site along with a separate store and ample area for open storage as a builders yard.
FLOODING:	The Environment Agency website indicates that the property is not in an area prone to flooding.
PLANNING:	The land has a certificate of lawful use for development as a builders yard.
TENURE:	LEASEHOLD – 12 month contract available.
TENANCIES:	None as yet.
MARKET RENT:	£1200.00 P.C.M Asking rent.
OBJECTIVE:	Market the builders yard to create an income from a lease.
MARKETING:	Marketing start date after instruction to market on 14 <sup>th</sup> August 2014 (Terms included)



## PERMITTED USE FOR THE PROPERTY

The builders yard is to have photos taken and details drawn up described as follows:

1. Use of land: The land can be used for storage of building materials.
2. The storage can be for materials used in building construction and associated vehicles. At present the stored items include two touring caravans, a stack of scaffold poles, roof tiles, cement mixer, dumper truck, wheel barrow, pile of stones/gravel, stack of shuttering and a fuel tank.
3. The outside storage takes place at ground level on level unsurfaced land.
4. The building is on land divided into two halves, one used for general purpose and the other for storage.
5. The storage will be confined to the south-eastern portion of the site.
6. No storage takes place on the remaining north-western portion of the site.
7. No works of fabrication of materials, components, equipment or parts of buildings are to take place on the land.
8. There will be no sales from the land.
9. There will be no storage of scrap materials.
10. There is to be no fixed equipment installed outside.
11. Application No. P97/N0323/LD

SITE PLAN



## South Oxfordshire District Council

### CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Town and Country Planning Act 1990  
(Sections 191 and 192)  
Planning and Compensation Act 1991  
(Section 10)

Name and address of applicant:

Mr T R Styles  
Lower Farm House  
Lower Road  
Garsington  
OXFORD OX44 9DP

Name and address of agent (if any):

Allan James  
21-23 Easton Street  
High Wycombe  
Bucks  
HP11 1NU

Land at Lower Farm, Watlington Road, Garsington, Oxfordshire which is shown edged red on the attached plan.

The South Oxfordshire District Council hereby certify that on 9<sup>th</sup> May 1997 **the undertaking of the use of the land for storage of builders' materials** was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

The evidence submitted with the application demonstrates that, although the land has not been used as a builders yard (as applied for) for the period commencing with the date 10 years prior to the submission of the application, the land has been used for the storage of builders materials and equipment for the aforementioned period, and there is no evidence to establish that, on the balance of probabilities, this is not so.

The use has been characterised as follows:

1. The use of land has been for storage.
2. The storage has been of materials used in building construction and associated vehicles. The stored items include; two touring caravans, a stack of scaffold poles, roof tiles, a cement mixer, a pick-up truck, dumper truck, wheel barrow, a small high sided trailer, stones, a small stack of shuttering, a fuel tank.
3. The outside storage takes place at ground level on unsurfaced land.
4. The building on the land is divided into two halves, one used for general purposes the other for storage.
5. The storage is confined to the south eastern portion of the site as shown edged orange on the plan attached.
6. No storage takes place on the remaining (north western) portion of the site.
7. That no works or fabrication of materials, components, equipment or parts of buildings take place on the land.
8. There are no sales from the land.
9. The storage does not include storage of scrap materials.
10. There is no fixed equipment installed in the outside areas.

*Adrian D-Field*



#### MARKETING PROCESS FOR THE BUSINESS YARD:

1. Visit site, take photos and produce details to describe the property.
2. Once the draft details are produced, send to the landlord and obtain approval that they are accurate and reflect a true likeness to the site.
3. Produce final draft of the details and publish.
4. Upload onto our website and place window cards in both our offices.
5. Deliver and install a "TO LET" sign.
6. Contact all relevant parties who could be interested in letting the builders yard, by the following methods:
  - a. Email
  - b. Telephone
  - c. Leaflet drop
7. Respond to enquiries and give further details of the property to let verbally and by post.
8. Carry out viewings on the site and assess prospective tenant.



The Yard | Garsington

 **Griffith & Partners**  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



Price £1,200 pcm

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A third of an acre secluded builders yard with porta cabin and direct access from the main road.



3 Bedroom Terrace, Allnuts Close, High Wycombe

Price £1,250 pcm +Fees



Let

A cottage style 3 bedroom terrace property occupying a part of a small and imaginatively designed courtyard development in the old part of the village. The property is constructed on three floors to a high specification and enjoys uninterrupted rural views, garage, garden & gas central heating.

[Click for Details](#) or [Contact Benson Office](#) quoting Ref.876

2 Bedroom Semi-Detached, Allnut Close, Watlington

Price £1,200 pcm +Fees



Available 26 May 2017

A spacious semi-detached house set in a quiet cul-de-sac in the desirable town of Watlington. Currently undergoing redecoration including new carpets and bathroom property briefly comprises 2 double bedrooms, fitted kitchen, 2 reception rooms and gardens to the front & rear with plenty of parking.

[Click for Details](#) or [Contact Benson Office](#) quoting Ref.1826

Land, Lower Road, Garsington

Price £1,200 pcm +Fees

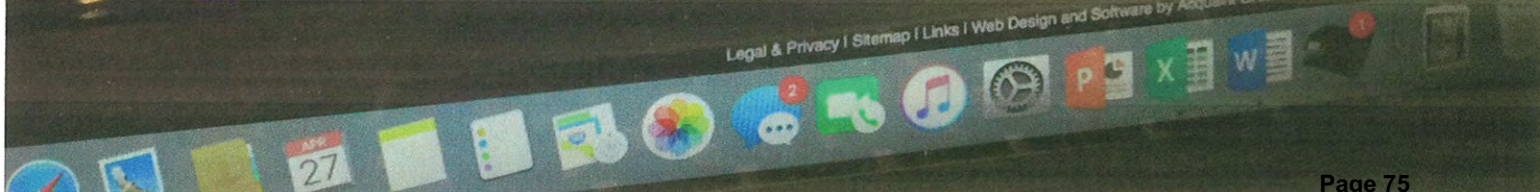
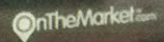
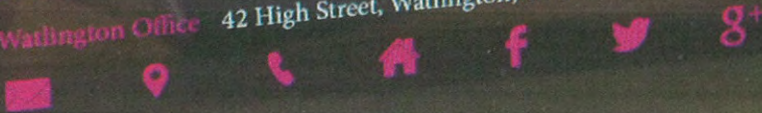


Available Now

A third of an acre secluded builders yard with porta cabin and direct access from the main road.

[Click for Details](#) or [Contact Watlington Office](#) quoting Ref.10000124

Benson Office 33a High Street, Benson, Oxfordshire, OX10 6RP  
Watlington Office 42 High Street, Watlington, Oxfordshire, OX49 5PY





Griffith & Partners  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTING

**Price £1,200 pcm**

A third of an acre secluded builders yard with porta cabins and direct access from the main road.

[www.griffithandpartners.co.uk](http://www.griffithandpartners.co.uk)

Griffith & Partners  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTING

Chapel Street, Warrington

**Price £1,950 pcm**

This 5 bed family home is located a short stroll from all of Warrington's amenities and both schools! At Warrington Primary. Superbly presented the house boasts character with beams, a wood burning stove, logwood fireplace all packaged in a modern layout. A large rear garden as a further bonus.

[www.griffithandpartners.co.uk](http://www.griffithandpartners.co.uk)

Griffith & Partners  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTING

**Price £1,200 pcm**

A spacious semi-detached house set in a quiet cul-de-sac. In the process of undergoing refurbishment including new carpets and bathroom property. Flood kitchen, 2 reception rooms and gardens to the front. It now with gill

The Rectory, Hill Road, Warrington

**Price £1,900 pcm**

Situated on an expansive corner plot The Old Rectory boasts a Grade II listed building. Warrington's amenities the property has 3 reception and 3 bedrooms. Features and offers an abundance of space and charm. Has to be seen to be believed.



Allnut Close Watlington

**Griffith & Partners**  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



Price £1,200 pcm

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[www.griffithandpartners.co.uk](http://www.griffithandpartners.co.uk)

The Yard | Garsington

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Price £1,200 pcm

A third of an acre secluded builders yard with porta cabin and direct access from the main road.

[www.griffithandpartners.co.uk](http://www.griffithandpartners.co.uk)

Griffith & Partners



The Rectory,  
Hill Road | Watlington

**Griffith & Partners**  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



Chapel Street | Watlington

**Griffith & Partners**  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS





PROPERTY DETAILS MAIL OUT:

Clive Woodward Building Services Ltd  
The Studio, 13 wheatley Road, Garsington, Oxford OX44 9EW

McAvoy Group  
Lower Blackberry Lane, Watlington Rd, Garsington, Oxford OX44 9BD

NG Smith Builders  
98 Southend, Garsington, Oxford OX44 9DL

Keeley Construction  
Unit 2, Littleworth Industrial Estate, Wheatley, Oxford OX33 1TR

Gary Davis Building  
17 Keydale Rd, Wheatley, Oxford OX33 1NS

MDS Builders  
Apple Tree Barn,, Waterperry Rd, Holton, Oxford OX33 1PW

Bromley & Gaines Oxford  
The Quorum, Alec Issigonis Way, Oxford Business Park, Oxford OX4 2JZ

Brian Watts Partners Ltd  
54 Fern Hill Rd, Oxford OX4 2JP

John Cox Builder  
54 Fern Hill Rd, Oxford OX4 2JP

McCabe Construction  
79 New High Street headington, Oxford OX3 7AL

Aqson Construction Ltd  
28 Ridgefield Rd, Oxford OX4 3BU

Oxford Builders  
30 Cricket Rd, Oxford OX4 3DG

ABS Oxford Builders  
55 Fern Hill Rd, Oxford OX4 2JW

PB Construction  
6 Shelley Rd, Oxford OX4 3EA

Oxon Builders  
162 Cowley Rd, Oxford OX4 1UE



Perry Construction  
29 Lenthall Rd, Oxford OX4 4UX

Hoar & Co  
SWALCLIFFE LEA, Banbury OX15 6ET

Pelican Developments  
25 Church Street, Watlington, Oxfordshire, OX49 5QR

Rama Builders  
68 Oliver Rd, Oxford OX4 2JF

Dommus Building Services  
22 Frys Hill, Oxford OX4 7GW

Lee Burbury Construction  
75A Wilkins Rd, Oxford OX4 2HZ

Roy Passey Builders  
High Street, Benson, Wallingford, OX10 6RP

J & H Cox  
108 Temple Rd, Oxford OX4 2HA

VIEWINGS:

8/8/15 Pelican Developments

Feedback: Security may be an issue as the site is quite remote. Also a bit further away from his head office than he would have liked.

10/9/15 Roy Passey Builders

Feedback: Remote from the road so security an issue again.

12/12/15 McCabe Construction:

Feedback: Geographical location ok but too secluded and access an issue for large vehicles.

2/4/16 Brian Watts Partners

Feedback: Not suitable.



SUMMARY:

Despite all our efforts including direct targeted marketing, signage and telephone contact with fitting companies, we have so far failed to locate a suitable tenant for the builders yard. We continue to market the site and will update you with any further progress.

We believe that the land does not lend itself to use as a builders yard as there would be too much disruption to local residential properties. Access to the site is off a fast main road and therefore large delivery vehicles which would be used by building contractors, would find it difficult to manouver safely.

The site is remote, and security was and remains to be the concern of those who have shown an interest.

Report Concluded.

A handwritten signature in black ink, appearing to read 'D.C.P. Griffith', with a long horizontal line extending to the right.

Dorian C P Griffith MNAEA MARLA FPCS  
[www.griffithandpartners.co.uk](http://www.griffithandpartners.co.uk)

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