

SOUTH CENTRAL DEVELOPMENT OXFORD & READING



SAVILLS DEVELOPMENT 2025 DEALS

The Savills South Central Development team transacted on 26 deals with capacity for 3,495 units with a total land value of £272 million. We have also entered into 10 strategic agreements with a capacity to deliver circa 4,900 plots over 496 acres.

Unlocking the best value at every stage of your development lifecycle.



BANBURY, LONGFORD PARK

Date Q3 2025
Location Banbury, Oxfordshire
Size 46.9 acres
Summary Land with outline planning permission purchased by a PLC housebuilder (Aug 2025). Outline planning permission for residential development of up to 820 units and infrastructure.



EPILEPSY SOCIETY

Date Ongoing
Location Chalfont St Peter
Size 192.7 acres
Summary Outline planning application submitted for 975 dwellings and ancillary uses.



PURTON, LAND AT SOUTH PAVENHILL

Date Q4 2025
Location Swindon, Wiltshire
Size 12.8 acres
Summary Outline consent for 60 residential units, 40% affordable housing. Promoted by Castlewood Properties Ltd.



CHIPPING NORTON, EAST OF BURFORD RD

Date Q4 2025
Location Chipping Norton
Size 14.8 acres
Summary Sale of greenfield site located to the south east of Chipping Norton. Promotion Agreement entered into with Gleeson Land in August 2023, who subsequently secured planning permission for 104 dwellings.



OXFORD, ISLIP FUEL DEPOT

Date Q1 2025
Location Islip, Oxfordshire
Size 33.5 acres
Summary Former oil storage depot located on the north-western edge of Islip. Promotion agreement entered into with Barwood Land, who are promoting the land for residential-led development.



STANTON ST JOHN, THE STAR INN

Date Q4 2025
Location Stanton St John, Oxfordshire
Size 0.74 acres
Summary Former Public House with attached parking and garden. Detailed planning consent for 5 residential dwellings. Conversion and new build.

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HOUGHTON REGIS, LINMERE PHASE 4

Date	Q4 2025
Location	Houghton Regis, Bedfordshire
Size	53.7 acres
Summary	Full servicing and infrastructure being provided by Lands Improvement Holdings. Phase 4 is the latest phase in this 5,000 dwelling development.



BICESTER, CHESTERTON

Date	Q1 2025
Location	Bicester, Oxfordshire
Size	36.8 acres
Summary	Outline planning permission for 147 homes, public open space and flexible playing fields and associated car parking.



MAIDENHEAD, COSTAIN HOUSE

Date	Q4 2025
Location	Maidenhead
Existing use	Office
Size	2.3 acres
Summary	Sold unconditionally on behalf of a fund and benefitted from PD consent.



BRACKNELL, JENNETT'S PARK

Date	Q2 2025
Location	Bracknell
Existing use	Greenfield
Size	6.4 acres
Summary	Farmland Sold unconditionally on behalf of a national plc developer. The site had planning permission for 119 units.



READING, CURZON CLUB

Date	Q1 2025
Location	Reading
Existing use	Leisure
Size	0.2 acres
Summary	Sold the property in collaboration with Savills Auction team. Property benefits from outline planning permission for 30 residential flats.



CALCOT, LAND EAST OF DORKING WAY

Date	Q3 2025
Location	Calcot
Existing use	Agricultural land
Size	1.8 acres
Summary	Land sold with planning permission for a 70-bed care home and a seven-dwelling residential scheme.



THEALE, LAND EAST OF HOAD WAY

Date	Q4 2025/Q1 2026
Location	Theale
Existing use	Farmland
Size	13.6 acres
Summary	Conditional contract agreed with an industrial specialist. Consent gained via appeal in Q3 2025, with the land disposal completing Q4 2025.



SLOUGH, WELLCROFT ROAD

Date	Q4 2025
Location	Slough
Existing use	Industrial
Size	0.5 acres
Summary	Situated in a mixed-use development area. The site was sold unconditionally to be utilised for its current use class.



LAND WEST OF TROWES LANE

Date	Q4 2025
Location	Swallowfield
Existing use	Agricultural land
Size	14.1 acres
Summary	Oversaw a promotion agreement on behalf of private landowners, once planning was obtained, the site was successfully sold to a national PLC housebuilder.

SOUTH CENTRAL DEVELOPMENT OXFORD & READING VALUATION



BEACONSFIELD

Date Q1 2025
Location Beaconsfield
Existing use New build residential scheme
Size 15,000 sq ft
Summary Development appraisal of a new build residential scheme for 2 dwellings.



MARLOW

Date Q1 2025
Location Marlow, Buckinghamshire
Existing use Residential
Size 6,652 sq ft
Summary Residential development appraisal for three new build houses.



CHIPPING NORTON

Date Q4 2025
Location Chipping Norton, Oxfordshire
Existing use Residential dwelling
Size 4,400 sq ft
Summary Valuation of a country house.



PANGBOURNE

Date Q1 2025
Location Pangbourne, Berkshire
Existing Use Residential
Size 10,517 sq ft
Summary Refurbishment of a Grade I Listed house.



READING

Date Q3 2025
Location Reading, Berkshire
Existing Use Mixed commercial
Size 4,336 sq ft
Summary Commercial portfolio of 18 mixed assets.



THEALE

Date Q2 2025
Location Theale, Berkshire
Existing Use Development Land
Size 32,163 sq ft
Summary Development of 41 two-bedroom apartments within three separate blocks.



ABINGDON

Date Q2 2025
Location Abingdon, Oxfordshire
Existing Use Industrial
Size 83,300 sq ft
Summary Large industrial and office use headquarters facility on a self-contained site.



OXFORD

Date Q4 2025
Location Oxford, Oxfordshire
Existing Use Offices
Size 15,000 sq ft
Summary Valuation of modern offices within a business park.



NEWBURY

Date Q1 2025
Location Newbury, Berkshire
Existing Use New build residential scheme
Size 14,500 sq ft
Summary Development appraisal of a new build residential scheme for 6 dwellings.

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SAVILLS SOUTH CENTRAL DEVELOPMENT TEAM

We understand how to unlock the best value and opportunities for your development.

As the only UK property consultant who can support you through the entire development lifecycle, we have specialists in every sector, collaborating across the globe to tailor their expertise and deliver your vision.

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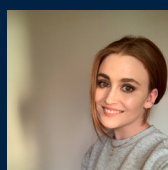
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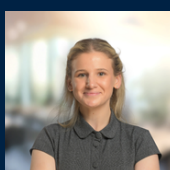
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