3 WEST BAR STREET
BANBURY
OX16 9SD

A DEVELOPMENT OPPORTUNITY BENEFITING FROM FULL PLANNING PERMISSION FOR THE CONVERSION OF AN ATTRACTIVE PERIOD OFFICE BUILDING TO 12 RESIDENTIAL APARTMENTS

FOR SALE

An exciting residential development opportunity situated in Banbury town centre just off Banbury Cross:

- Attractive and prominent red brick building within a short walk from the town's main shopping area, leisure facilities and train station.
- Planning permission for the development of 12 apartments. Gross developable area 7,330 sq ft (681sq m).
- No affordable housing requirements (Commuted Sum payable)
- Within an hour of London, Birmingham and Oxford.

01295 670 123    www.adaltareal.com
LOCATION
The property is located in a well-populated and attractive area of Banbury, which has a mixture of residential, retail and office premises. The High Street, Market Square and Castle Quay Shopping Centre are also within easy walking distance.

The property benefits from excellent road and train connectivity to London, Birmingham and Oxford. Junction 11 of the M40 being within a mile of the town and Banbury train station 0.7 miles away, providing services to London, Birmingham and Oxford in under an hour.

DESCRIPTION
3 West Bar is an elegant 19th Century part 2 and 3 storey detached red brick building currently used as a driving test centre and office accommodation for a number of businesses. The property extends to circa 0.3 acres (0.121 ha) and benefits from its own off-street car park capable of accommodating 12 cars.

The site is bordered by residential and office properties to the west, residential to the North, offices to the east and a veterinary surgery to the south, which shares one of the entrances for access to the practice car park.

DEVELOPMENT OPPORTUNITY
Cherwell District Council has granted full planning permission (Ref. 16/00037/F): Conversion and change of use of existing offices to create 12 no. new apartments. Works including: new 2.5 storey extension (previously approved); replacement of existing single storey element with 2.5 storey extension (previously approved 2 storey extension): associated landscaping and parking (amended scheme to 08/01665/F).

Briefly the proposed scheme includes a mix of 1 and 2 bedroom apartments. The area to the south of the building (currently occupied by the driving test centre) will be replaced with private and communal gardens. The net developable area of the 12 flats is 6,135 sq ft (570 sq m). A full accommodation schedule is included in the data room. The data room also includes copies of the planning application documentation, reports and plans. Please see below for details.

A commuted sum in lieu of affordable housing has been agreed with the council, further details regarding this are available via the agents.

FURTHER INFORMATION
A full copy of the planning application and associated reports relating to the site and planning consent are available to download via the link below:

DATA ROOM
The contents of the data room are provided as a general guide to the property. Adalta Real Holdings Ltd. cannot guarantee the accuracy of the reports and plans.

PRICE
Please contact the agents regarding the anticipated receipt.

VAT
All terms quoted are exclusive of VAT which may be chargeable.

VIEWING
Strictly by prior arrangement through the agent:
John Blount
Email: john.blount@adaltareal.com

SUBJECT TO CONTRACT
Details prepared February 2017