

**fg** auctions

# Middle Hill

Hook Norton, Banbury  
Oxfordshire, OX15 5PL

Freehold  
Detached Office

1,622 Sq Ft (151 Sq M)





## Amenities



Car Parking



Transport  
Links



Picturesque  
Location



Freehold

## Middle Hill

1,622 Sq Ft (151 Sq M)

### Description

This is a detached two storey brick-built property in the picturesque village of Hook Norton, Banbury Oxfordshire.

In its history the property was a former car garage that has been converted into offices. The cellular layout provides a series of office rooms both individual and

more open plan. All are carpeted with suspended ceilings in part. The property has air conditioning fitted and installed. There are WCs on the ground floor with a staff kitchen on the first floor.

The layout favours office use but could be used for a variety of users subject to planning.

The property is in good order and benefits from parking at the front and rear.

\*\*For sale by online auction (subject to sale prior, reserve and conditions)\*\*

## Location

Hook Norton is a popular north Oxfordshire village, positioned between Banbury and Chipping Norton on the edge of the Cotswolds. The village provides a range of day-to-day amenities and is well known for the historic Hook Norton Brewery. Road communications are good, with access to the A44 and the M40, while Banbury offers mainline rail services.

## Residential Conversion

The property has a fantastic position and plot for prospective purchasers to seek residential conversion. Please note that no formal enquiries have been made with the local planning authority, and interested parties are advised to rely on their own investigations and professional advice in this regard.

## Accommodation (GIA)

Description	Sq Ft	Sq M
Ground & First floor	1,622	151

### Locations

M40: 11.4 miles

A44: 7 miles

Banbury: 9 miles

### Nearest station

Banbury: 9.6 miles

### Nearest airport

Birmingham International: 48.5 miles



## Further information

### Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page [www.fishergerman.co.uk/current-auctions](http://www.fishergerman.co.uk/current-auctions).

### Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

### Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

### Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase the freehold at a guide price of £300,000.

### Deposit

The full 10% deposit shall be transferred by the buyer to their solicitor for onward transmission by 12 noon the following working day to the seller's lawyer. It is therefore essential that you instruct your solicitor ahead of the auction.

### Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

### Fees

The purchase of this property is subject to a combined buyer and admin fee of £7,200 including VAT as stated on the auction listing. The buyer will also be required to reimburse the search fees of £1,000 plus VAT.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority where applicable.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

The EPC rating is E - 120.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

### Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

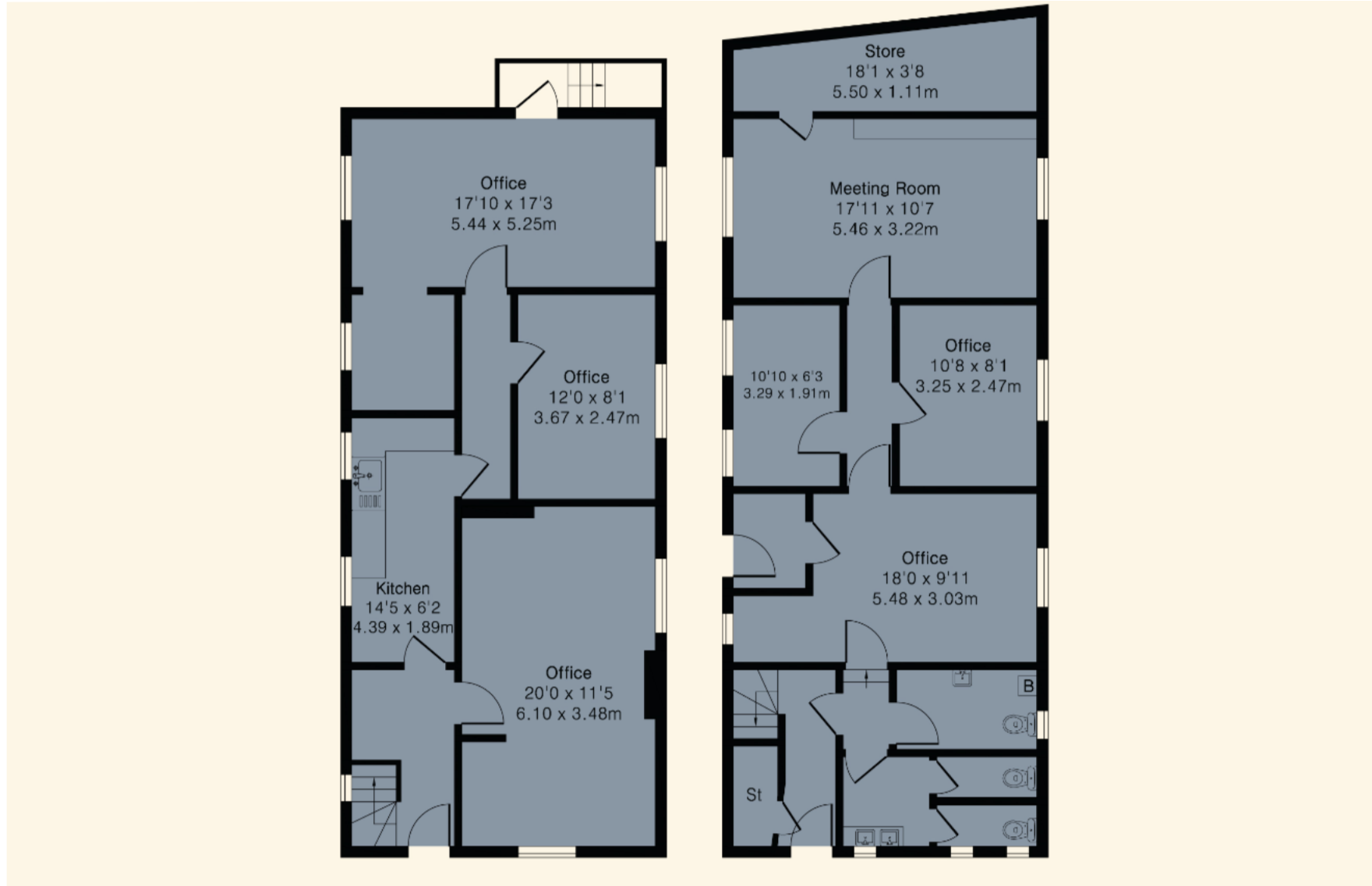
It is our understanding that VAT is not applicable on the purchase price. Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

### Viewing

What3words: ///photo.fury.maddening



Site plan



First Floor

Ground Floor

# Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated May 2026. Photographs dated April 2026.



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