

**Prominent Development Site
Bennetts Family Furnishings
Warwick Road, Banbury, OX16 2AB**

FOR SALE



Total Site Area of 0.608 Acres

Existing Accommodation - 16,448 sq ft (1,527 sq m) Plus Yard and Car Parking

Freehold offers invited in excess of £1.5 Million

Sq Ft	Sq M	Current Use	Freehold	Rateable Value	EPC
0.608 acres 16,448	0.246 Ha 1,527	Class E	Offers in excess of £1.5 Million	£46,750	C - 65

Location

Banbury is situated at Junction 11 of the London to Birmingham M40. The town has a population of 42,000 and a catchment of approximately 290,000. Banbury is an expanding town with considerable new housing and commercial developments taking place.

The premises are prominently situated on the B4100 Warwick Road, close to Banbury Cross and within walking distance of Banbury Town centre.

Description

The premises comprise a double fronted brick-built and clad building. The premises are currently used as a furniture showroom and arranged over two floors with additional car parking facilities.

The site has excellent potential for redevelopment and conversion to residential uses, subject to the usual building and planning consents.

Areas of Existing Accommodation (Site Area comprising circa 0.608 Acres)

Floor	Use	Sq M	Sq Ft
Ground	Showroom	1,115.48	12,018
	Storage	133.10	1,433
	Staff Room	23.04	248
First	Showroom	255.39	2,749
Total		1527.01	16,448

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Terms

The site and premises are available freehold with full vacant possession provided, with offers invited in excess of £1.5 Million.

Services

We understand that all mains services are connected to the premises, including three phase power but excluding gas (we note gas is available, but is capped off). We advise none of these services have been tested by the agents.

Rates

The rateable value for the whole building is £46,750. This is not what you pay, further details are available from White Commercial.

VAT

We understand the premises are not opted for taxation and as such no VAT will be chargeable upon the purchase price.

Viewing and further information

Please contact Chris White & Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk



Chris White

Harvey White

VIEWING AND FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000.

Please see www.whitecommercial.co.uk for our privacy policy. June 2022.

Planning

The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan.

In Cherwell, a five-year housing land supply does not presently exist. The Council’s latest Annual Monitoring Report (AMR 2021), prepared in accordance with the NPPF guidance (National Planning Policy Framework - revised on 20 July 2021) identifies only a 3.5- year housing land supply for the period 2022-2027 (commencing on 1 April 2022). As the Council cannot demonstrate a five-year housing land supply, in accordance with the NPPF, any assessment of residential proposals, states that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the adopted Cherwell Local Plan 2011-2031 and the NPPF taken as a whole. Whilst the site is not allocated for development, it is located within a sustainable location within Banbury. It is considered that development of the site will be in accordance with Policy BSC1 in terms of the delivery of housing and would accord with Policy BSC2 being brownfield land and would therefore also be in accordance with the Local Plan Objective SO12, which seeks to focus new development in sustainable locations.

Additional Information

For access to the data-room of additional information, including photography, an environmental report, asbestos report and EPC’s etc – please contact White Commercial Surveyors

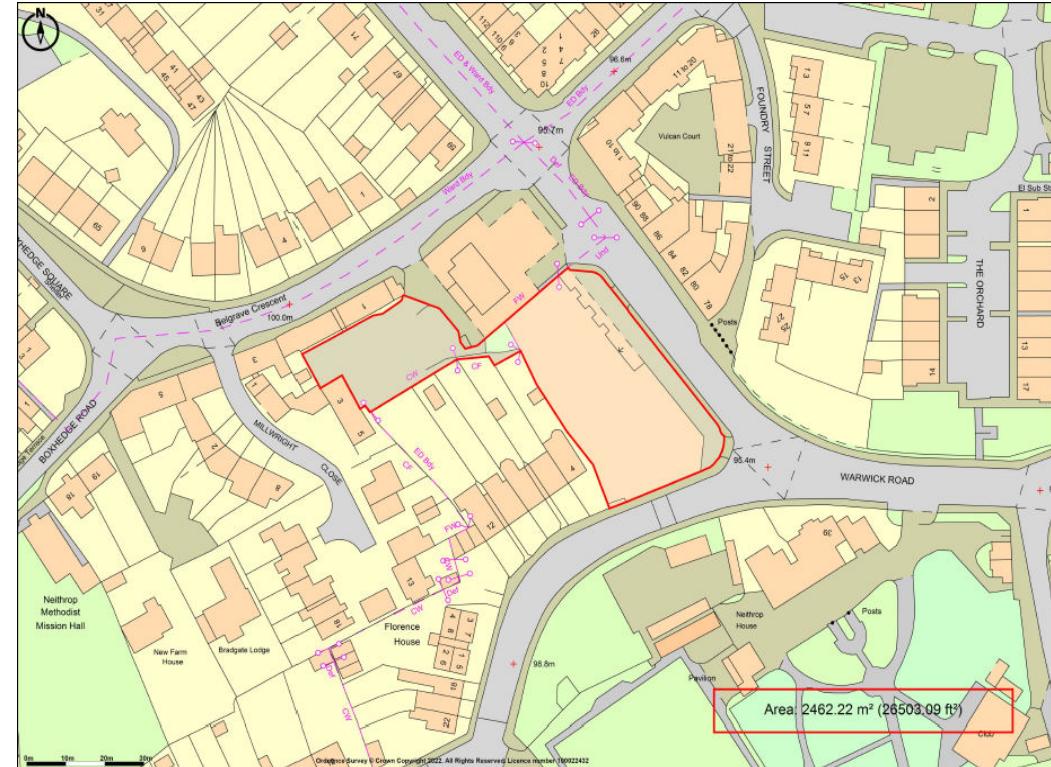


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Viewing strictly by prior appointment with White Commercial:



Contact: **Chris White**
and **Harvey White**
E: chris@whitecommercial.co.uk
E: harvey@whitecommercial.co.uk
T: 01295 271000



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