

# Little Bourton House

Southam Road, Banbury, OX16 1ST

Freehold

Site for sale with approved exclusive  
residential planning scheme

1.05 Acres (0.424 Hectares)



**Offers in excess | £1,500,000**



## Key information



**Price**  
£1,500,000



**Site Area**  
Approximately 1.05  
acres

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## Description

This is an attractive plot with planning permission approved for an exclusive residential development.

The site occupies approximately 1.05 acres just off the main A423 / Southam Road, and currently comprises a single storey building to the front of the site and a two storey former factory space centrally within the plot.

## Planning

The site has planning approval reference 24/00843/F for the erection of 4 dwellings including improved vehicular access and change of use of the existing Coach House to a further single dwelling.



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## Location

Banbury is a thriving market town in Oxfordshire, conveniently located for access to the Midlands and the South.

The town lies at Junction 11 of the M40, which provides direct access to London and Birmingham, making it particularly appealing to a commercial occupier.

Banbury is approximately 80 miles northwest of London, 50 miles southeast of Birmingham and 22 miles north of Oxford.

Little Bourton village (approximately 2 minute walk away) is a serene historically routed village with scenic countryside charm and lovely views, perfect for those who appreciate rural calm with the practicality of a nearby town.

The site is situated on Southam Road to the north of the town, 2 miles from the motorway junction, and near to the Bellway Homes development.

### Locations

M40: 3 miles

Oxford: 22 miles

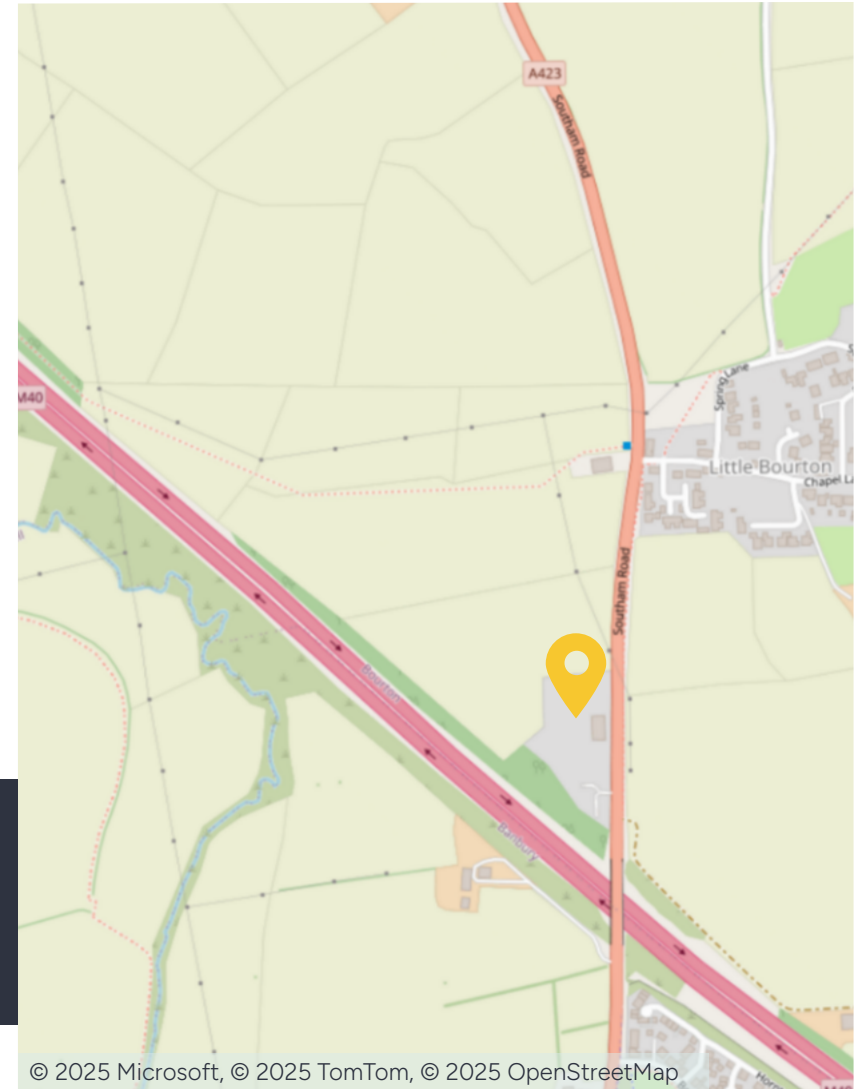
London: 1 hour 2 minutes

### Nearest station

Banbury: 2.5 miles

### Nearest airport

Birmingham: 40 miles





## Further Planning Opportunities

Previous iterations of the scheme included elements of second floor accommodation. This prospect remains designed into the project and would add approximately 140sq m (1500 sq ft) gifa on a plot-by-plot basis:

Plot 1 – 131 sq m (1,413 sq ft) utilising existing volume [greater and perhaps up to 100 sq m (1,076 sq ft) if extended]

Plot 2 – 240 sq m (2,583 sq ft)

Plot 3 – 233 sq m (2,507 sq ft) (approved as 3-storey)

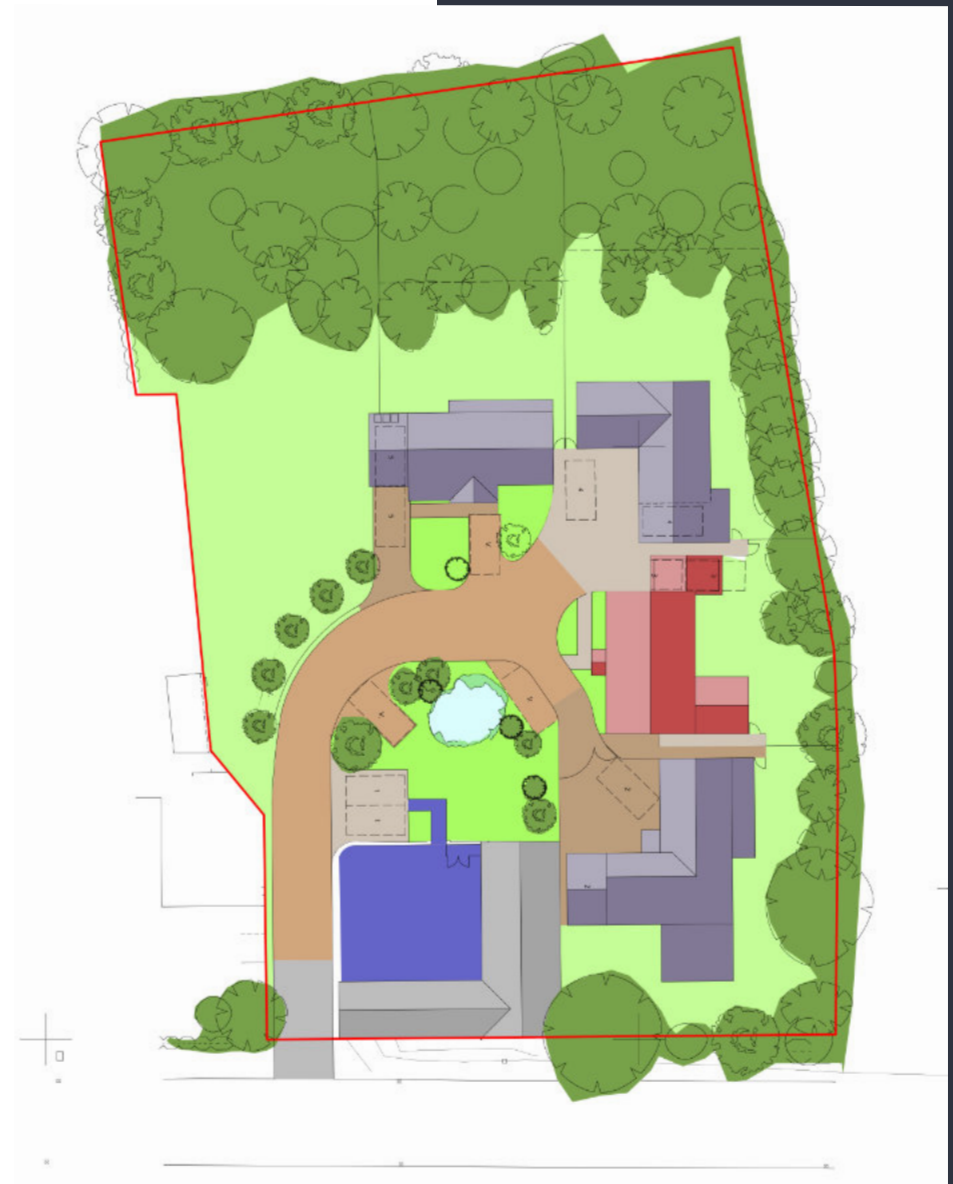
Plot 4 – 154 sq m (1,657 sq ft)

Plot 5 – 175 sq m (1,883 sq ft)

A sixth plot was proposed between plot 5 and the boundary of Eden Hall to the south.

There is no doubt that a sixth plot could be accommodated between plot 5 and the boundary of Eden Hall to the south, subject to a detailed assessment against the constraints imposed upon it by the presence of the neighbouring property. There is nothing in the design of plot 5 that would impact this potential either.

Whilst there are no constraints on a two storey design for plot 6, it is believed that a bungalow could be a simpler route to gain consent for and, no doubt, carry a premium due to scarcity.



## Further information

### Asking Price

This site is available to purchase at an asking price of offers in excess of £1,500,000 exclusive of VAT.

### Tenure

Freehold.

### Further Information

Further information is available on request including planning documents, floor plans, surveys and title documents.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Anti Money Laundering

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

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.

### Location

Address: Little Bourton House, Southam Road, Banbury, OX16 1ST

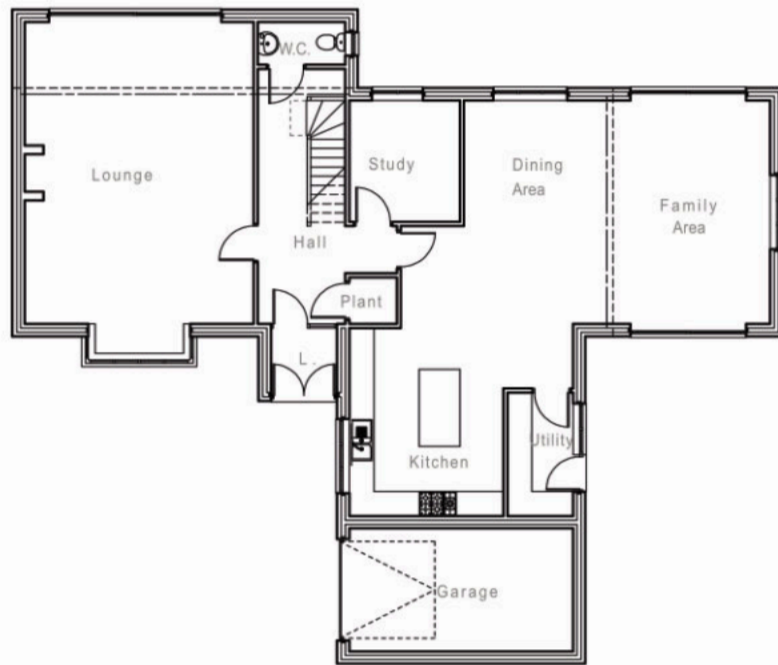
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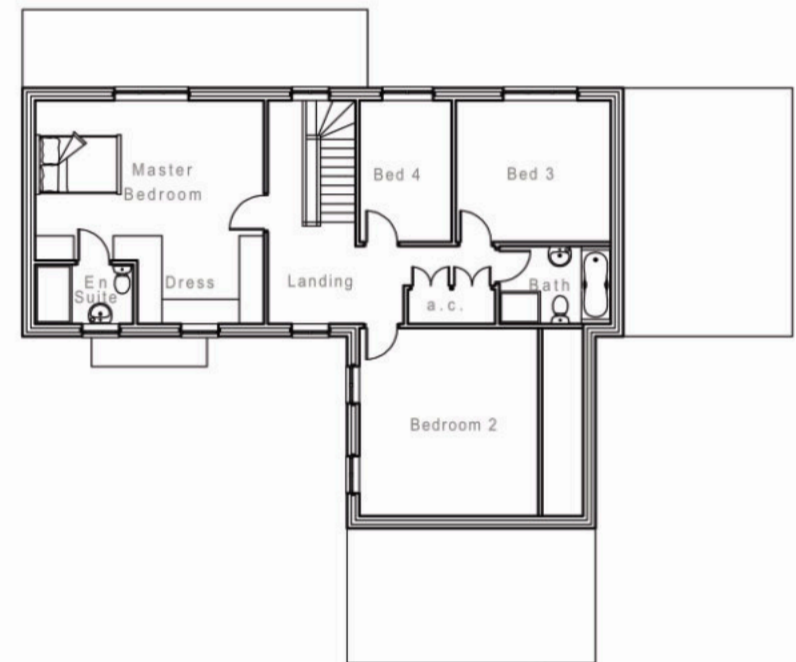
## Floorplans



## Floorplans



GROUND FLOOR PLAN



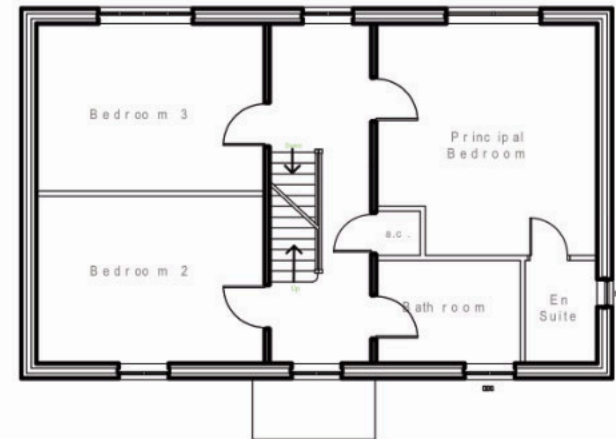
FIRST FLOOR PLAN



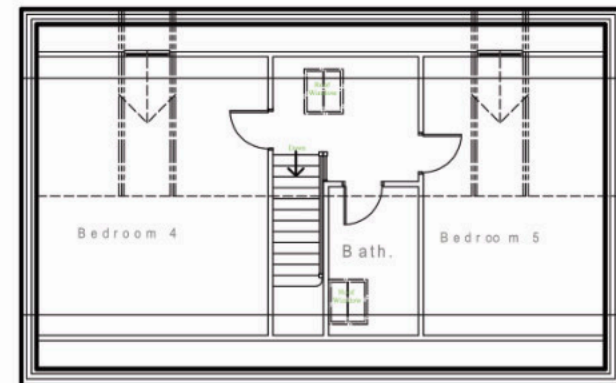
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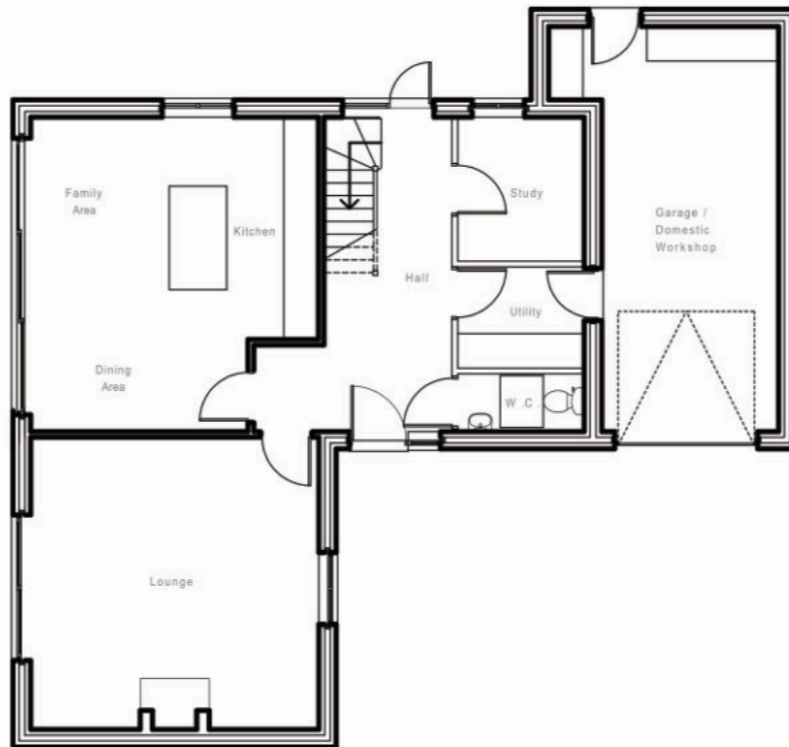


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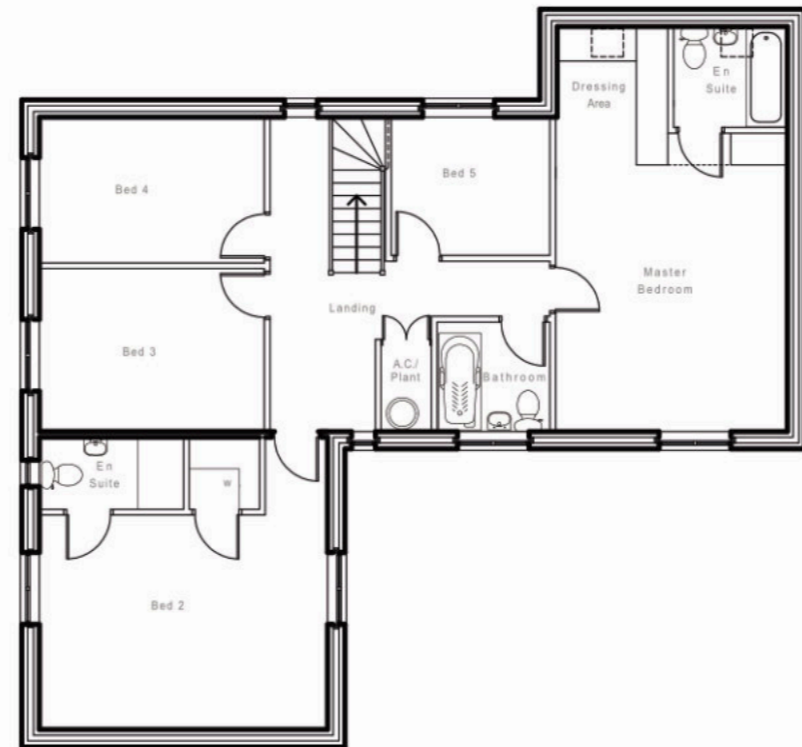


SECOND FLOOR PLAN

## Floorplans

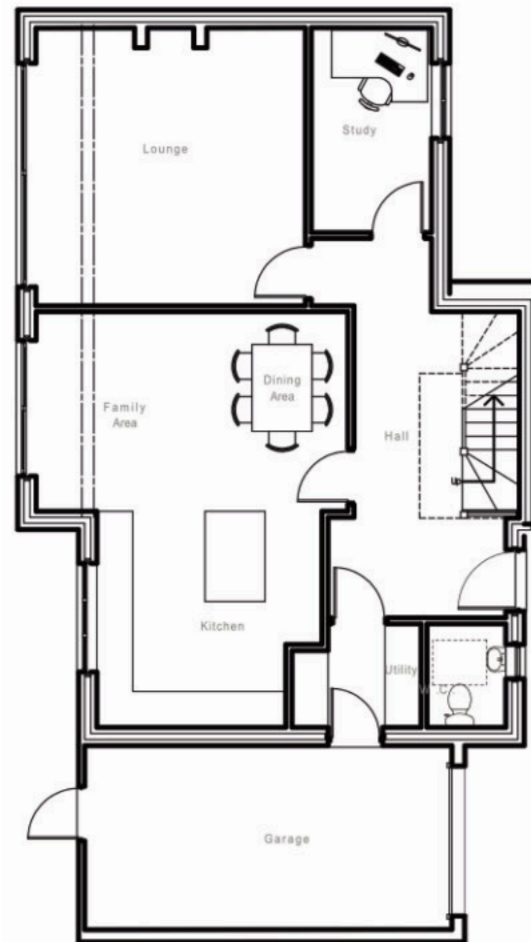


GROUND FLOOR PLAN

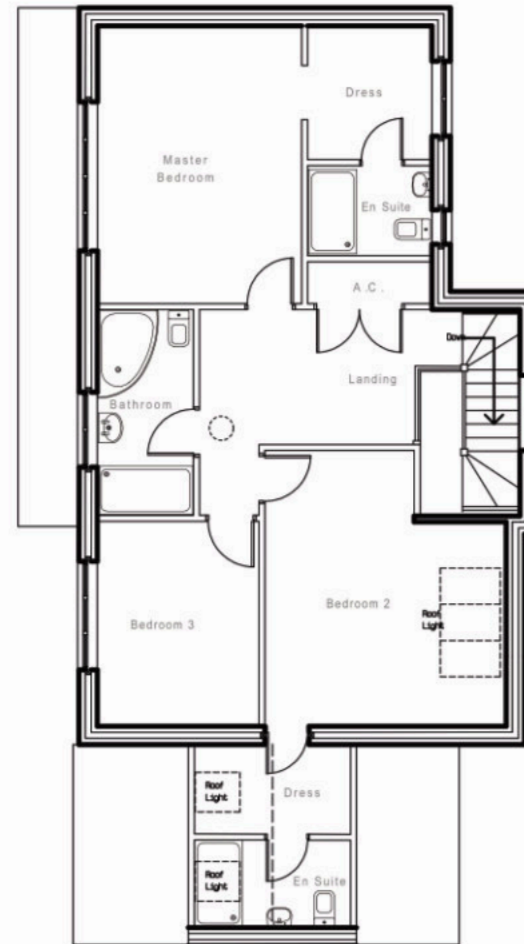


FIRST FLOOR PLAN

## Floorplans



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated August 2025. Photographs dated September 2018.



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