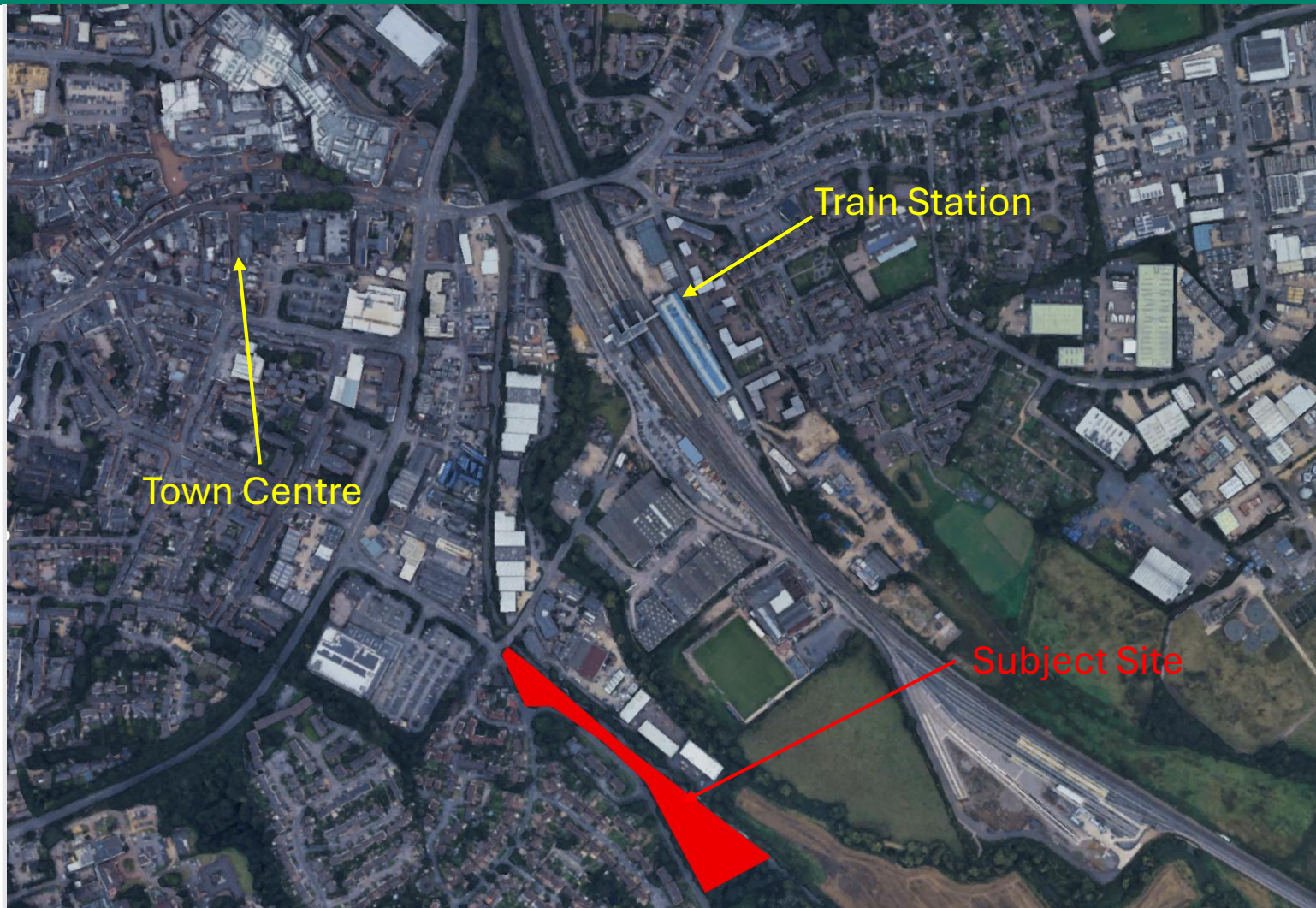


DEVELOPMENT OPPORTUNITY OF C.3 ACRES IN BANBURY FRONTING ONTO OXFORD CANAL (USES INC RESIDENTIAL, SENIOR LIVING, LEISURE STP)



FOR SALE

C.3 acres

(Approx 1.2 hectares)

- Freehold development land opportunity
- Offers invited for freehold interest
- 10-minute walk from Banbury railway station
- Well located close to amenities and Banbury Town Centre (15-minute walk)
- Location : (What3words: roses.rubble.grain)

LOCATION

The site benefits from direct frontage onto the Oxford Canal, which runs through the heart of Banbury town centre. Banbury railway station is approximately a 10-minute walk away and offers hourly direct services to London Marylebone, with a journey time of around 1 hour and 15 minutes.

Local amenities are close by, including a large Morrisons supermarket within a 5-minute walk and Banbury town centre just 15 minutes away on foot.

Banbury has an approximate population of 55,000.

DESCRIPTION

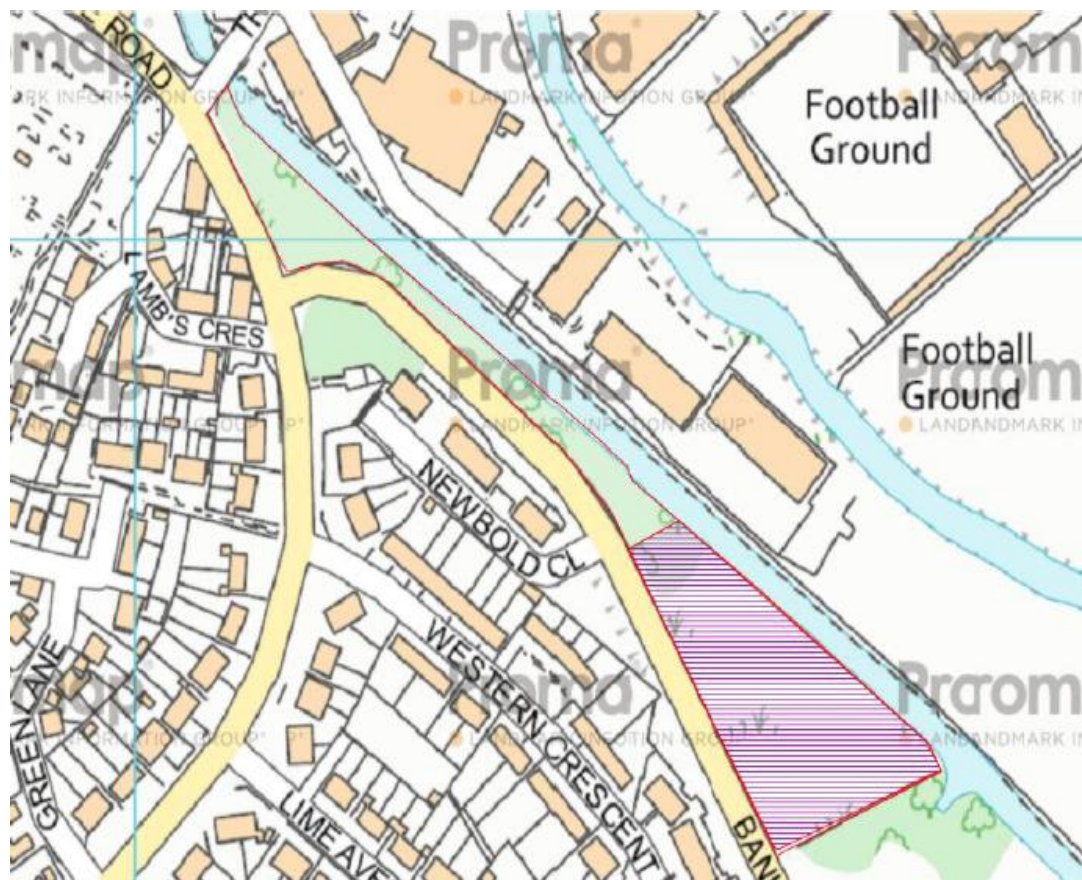
The site extends to C.3 acres and features a narrow northern section that opens out towards the south, where it adjoins Bankside Park.

The site comprises a mixture of trees and grass coverings. There is a clearing that could be suitable for development — potentially for residential, senior living, or leisure use, subject to planning permission (STP). The southern portion of the site widens to a maximum of approximately 80 metres and comprises around 1.72 acres (refer to the adjacent Promap for details).

We understand there are no national landscape designations affecting the site. However, on the opposite side of the canal, we understand there is a designated wildlife conservation area identified for ecological enhancement.

TENURE

The site is to be sold freehold with vacant possession



PLANNING

Part of the site falls within Policy 1: Banbury Canalside, as outlined in the Cherwell Local Plan Part 1 (2015). This policy guides development along the canal corridor and supports the regeneration of brownfield industrial and commercial land located between the site and Banbury railway station to the north.

For further information, please contact the Cherwell District Council Planning Department on 01295 227006.



BASIS OF OFFERS

Offers are invited for the freehold interest of the entire site on either an unconditional or conditional basis.

- Conditional offers should clearly outline all relevant conditions, anticipated timescales, proposed schemes (where offers are subject to planning), and details of the purchasing entity.
- Offers should be submitted with supporting information to:
Matthew.Smith@m1agency.co.uk and
toby.wilson@m1agency.co.uk

The seller reserves the right not to accept the highest or any offer received.

TECHNICAL DUE DILIGENCE

A technical information pack has been prepared to support interested parties.



CONTACT

For further information please contact:

TOBY WILSON

07500 926 727

toby.wilson@m1agency.co.uk

MATTHEW SMITH

07812 250 857

Matthew.smith@m1agency.co.uk

IMPORTANT NOTICE:

M1 Agency LLP, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere.
2. They assume no responsibility for any statement made in these particulars.
3. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact.
4. Any areas, measurements, or distances are approximate.
5. The text, photographs, and plans are for guidance only and may not be comprehensive.
6. It should not be assumed that the property has all necessary planning, building regulation, or other consents.
7. M1 Agency LLP has not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering regulations, the successful bidder will be required to provide:

1. Corporate structure and ownership details
2. Identification and verification of ultimate beneficial owners
3. Proof of source of funds for buyers/funders/lessees

Oct 2025