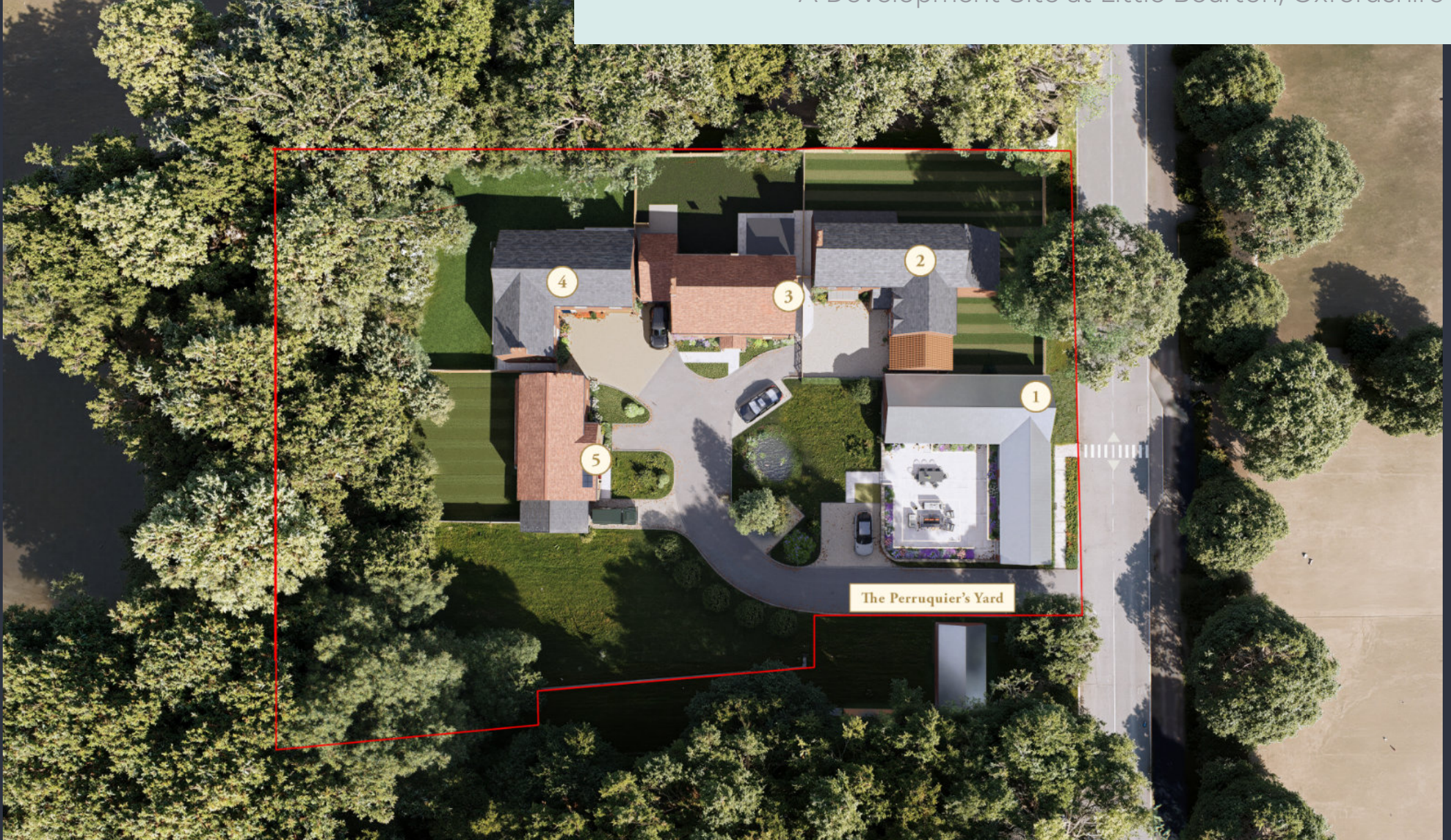


The Perruquiers Yard

A Development Site at Little Bourton, Oxfordshire





Plot 1

Welcome to

The Perruquiers Yard

Southam Road, Banbury, Oxfordshire, OX16 1ST

An exclusive new development opportunity of five premium homes in the countryside near Banbury.

Thoughtfully designed for modern lifestyles, the proposal mixes contemporary luxury with the charm of Oxfordshire living.

 5 plots

 1.05 Acres





The Perruquiers Yard

Description

An outstanding residential development opportunity with the benefit of full planning consent for an exclusive scheme of 5no. high-quality homes in a sought-after rural location.

Occupying approximately 1.05 acres, the site enjoys a prominent position just off the A423 Southam Road, offering excellent connectivity while benefiting from a fantastic rural edge woodland setting.

The site currently comprises an attractive single-storey Coach House to the frontage together with a substantial former two-storey factory building located centrally within the plot, which is approved to be demolished, presenting an extremely attractive redevelopment opportunity.

Further Planning Opportunities

Detailed planning permission has been granted under reference 24/00843/F for the creation of an exclusive residential development currently comprising five dwellings, including the conversion and change of use of the existing Coach House into a private residence.

The site has been sympathetically designed to take advantage of the superb woodland edge setting, incorporating the current mature trees into the garden designs, unheard of in modern development schemes.

The approved scheme also incorporates enhanced vehicular access and associated infrastructure improvements, including a pedestrian refuge and minor road improvements for safe connection to the existing footway all serving to create a well considered development with stong appeal to the premium housing market.

Existing floor space conversion:

Designed into the project are elements of second floor accommodation, mainly utilising the approved loft space. This could add around 140 sq m extra to the scheme. In addition, the Coach House could be sympathetically extended vertically, providing another 100 sq m depending on design and subject to planning permission.

Additional Plot

To the south of plot 5 there is the opportunity to enhance the scheme with a sixth executive home incorporating a partial woodland garden, potentially adding in excess of 150 sq m additional floor space to the proposition, subject to planning permission.





Description	Sq Ft	Sq M
Plot 1	1,413	131
Plot 2	2,583	240
Plot 3	2,507	233
Plot 4	1,657	154
Plot 5	1,883	175
Total	10,043	933

Guide Price

The site is available to purchase for offers in the region of £1.5 million.

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 Regulations (AML)

In accordance with Anti Money Laundering Regulations (AML), we are required to request forms of identification and carry out due diligence on any parties connected to a successful offer. Should an offer be made on behalf of a business/ company, AML due diligence will also be necessary. Proof/source of funding must be supplied, prior to offer acceptance.

VAT

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

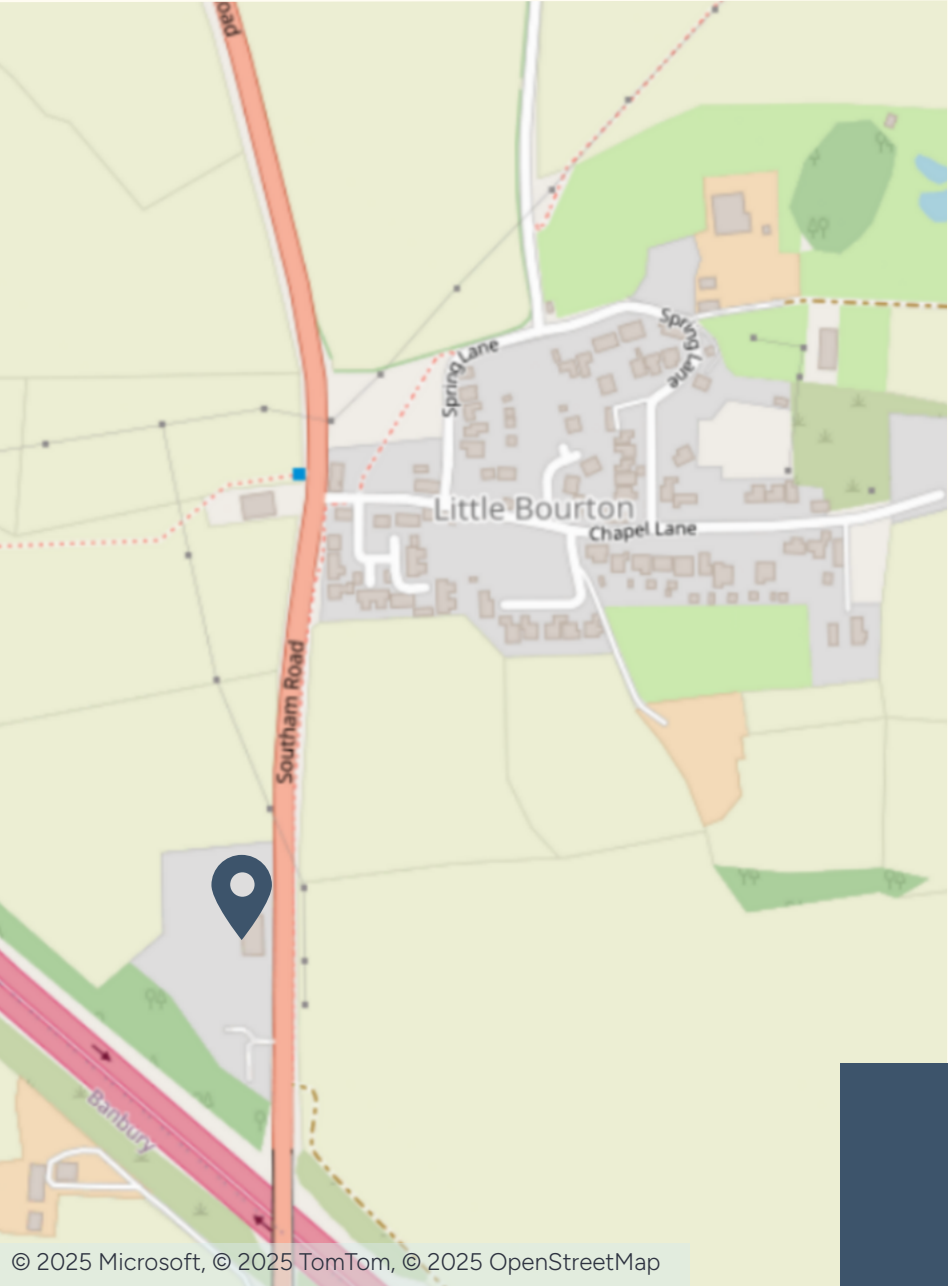
Viewings

Strictly by appointment through Fisher German LLP as sole selling agents.

Location

Address: Little Bourton House, Southam Road, Banbury, OX16 1ST
what3words – ///outhouse.lame.pulse





Location

Banbury is a thriving and highly sought-after market town in North Oxfordshire, strategically positioned between London and Birmingham, making it an attractive destination for both residents and businesses alike.

Benefiting from excellent road and rail connectivity, the town enjoys direct access to the M40 motorway at Junction 11, providing convenient links to the Midlands, the South East and beyond. Oxford lies approximately 22 miles to the south, Birmingham 50 miles to the north-west, and London around 80 miles to the south-east.

The development enjoys a desirable position on Southam Road, to the north of Banbury town centre and approximately 2 miles from Junction 11 of the M40, offering outstanding accessibility while remaining within an established residential environment. The site is located close to the recently delivered Bellway Homes development, further enhancing its appeal as a premium residential location.

Just a short walk from the site is the charming village of Little Bourton, a picturesque Oxfordshire settlement renowned for its rural character, historic charm and attractive countryside surroundings.

Locations

M40: 3 miles

Oxford: 22 miles

London: 1 hour 2 minutes

M25 (J 25) - 10 miles

Nearest station

Banbury: 2.5 miles

Nearest airport

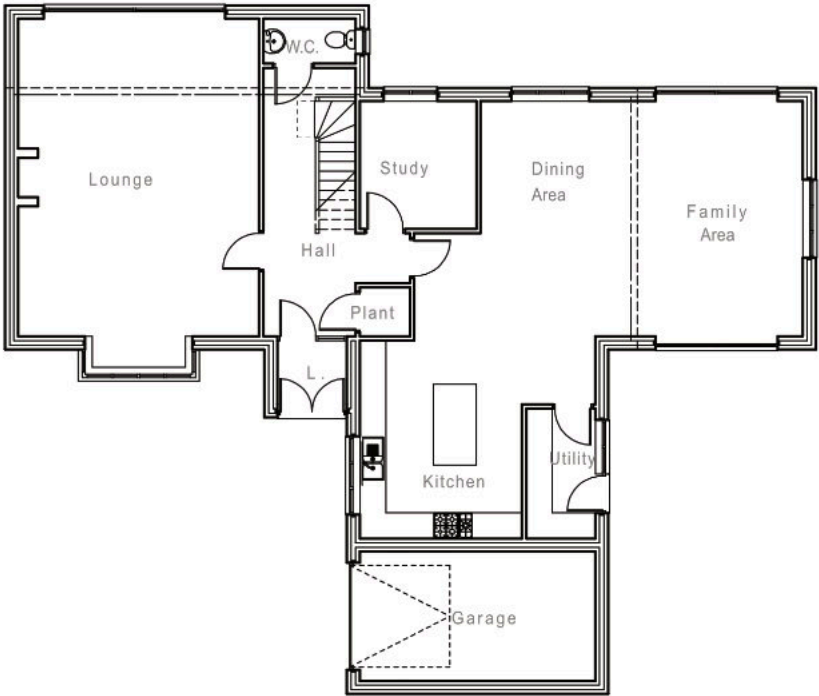
Birmingham: 40 miles

Plot 1



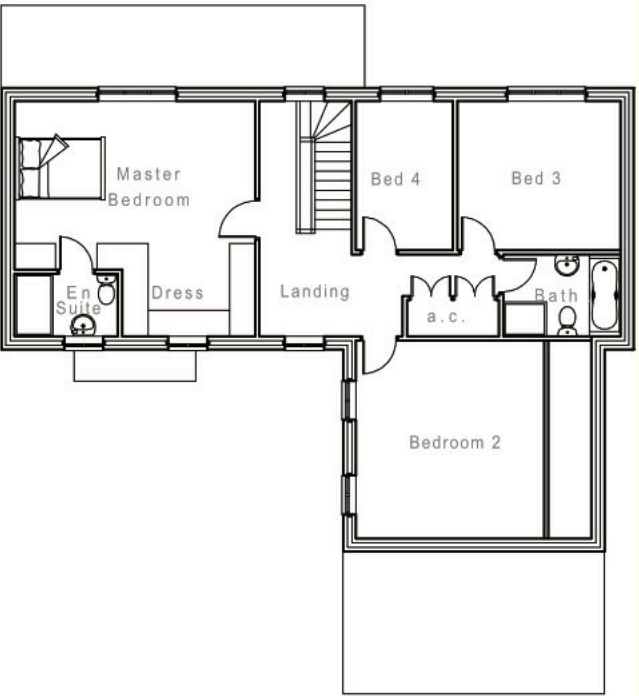
1,413 sq ft / 131 sq m

Plot 2



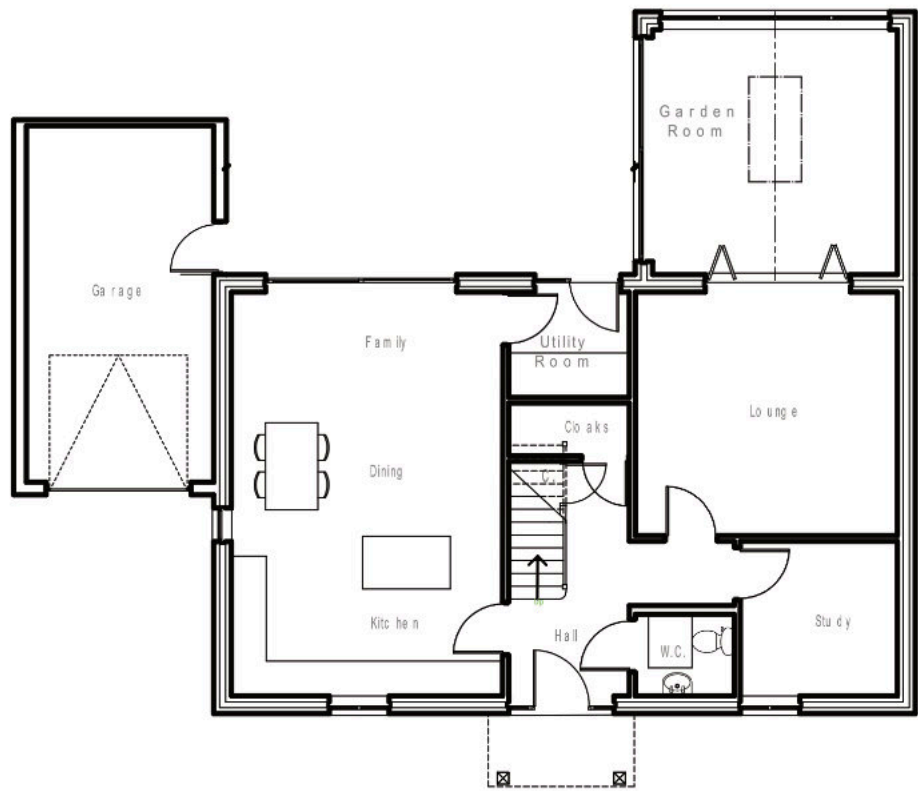
GROUND FLOOR PLAN

2,583 sq ft / 240 sq m



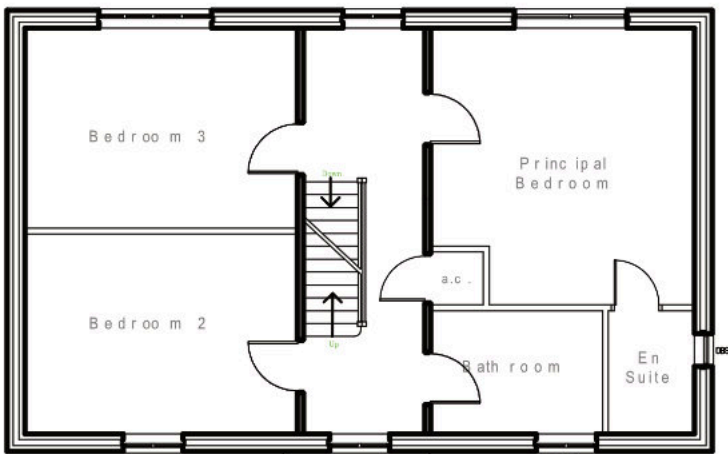
FIRST FLOOR PLAN

Plot 3

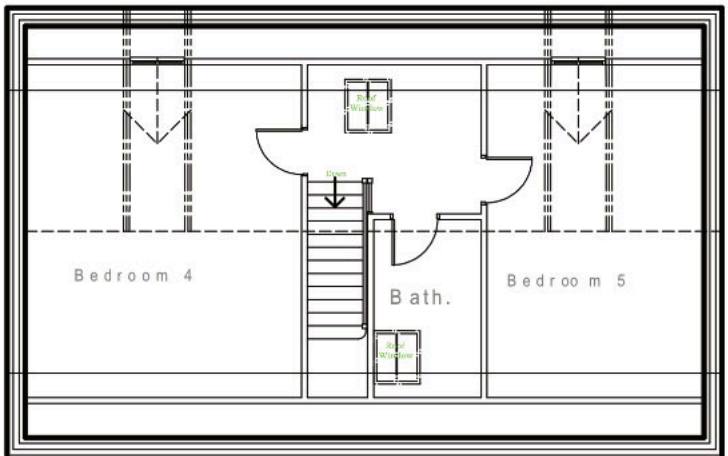


GROUND FLOOR PLAN

2,507 sq ft / 233 sq m

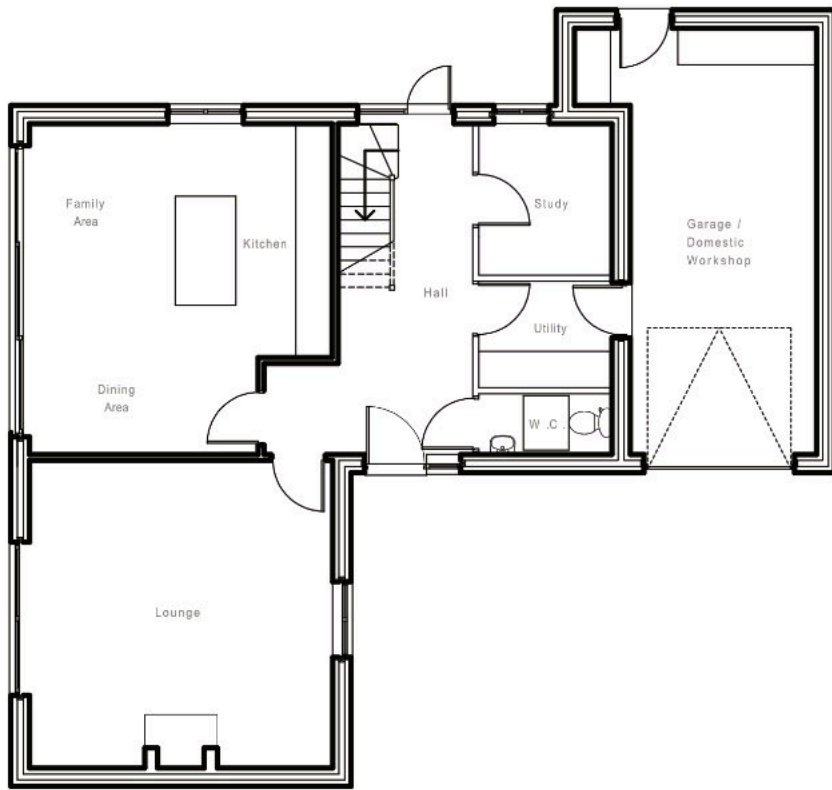


FIRST FLOOR PLAN



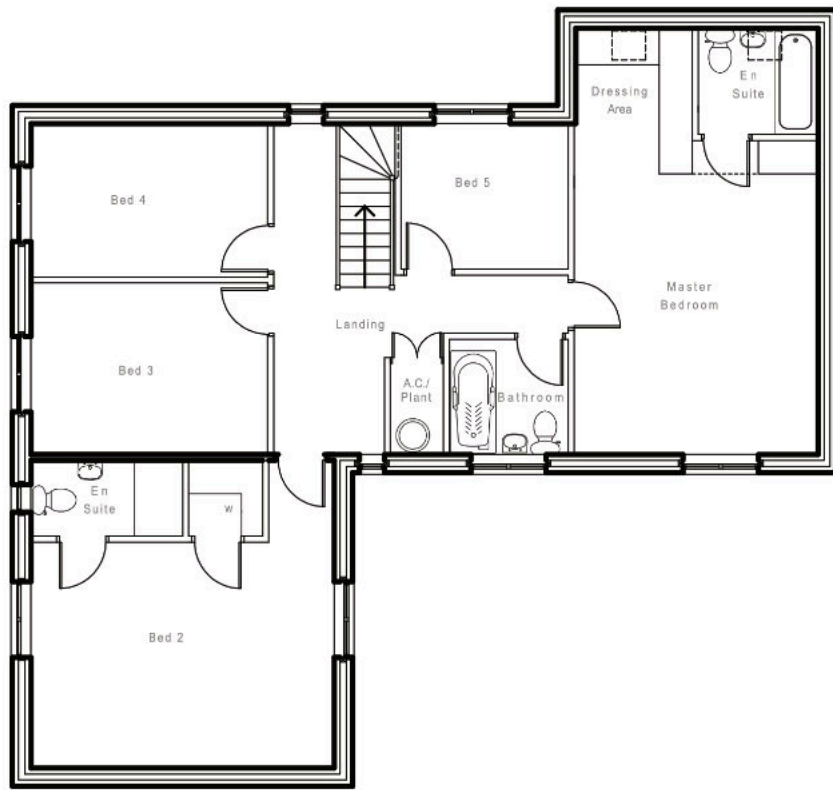
SECOND FLOOR PLAN

Plot 4



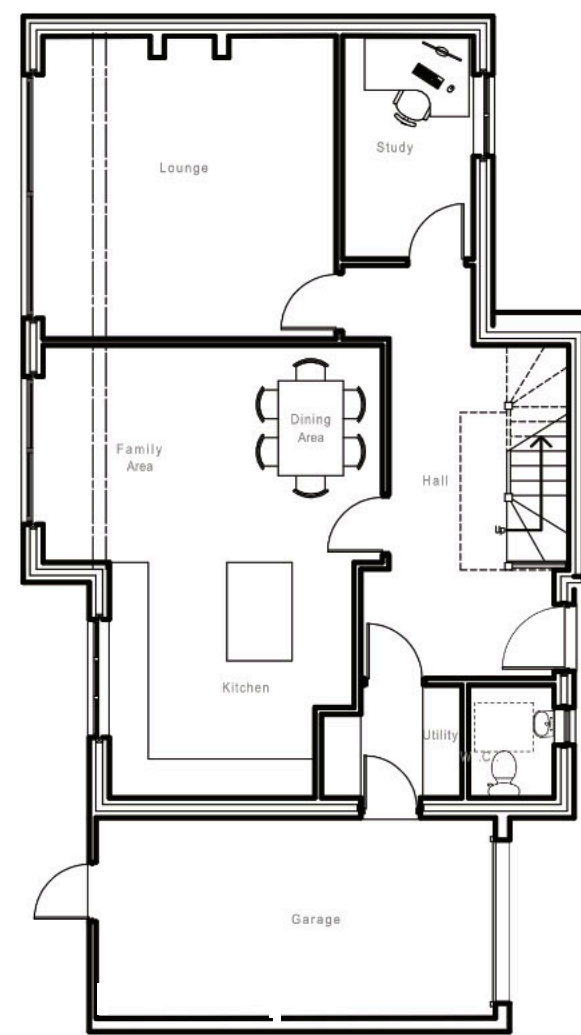
GROUND FLOOR PLAN

1,657 sq ft / 154 sq m

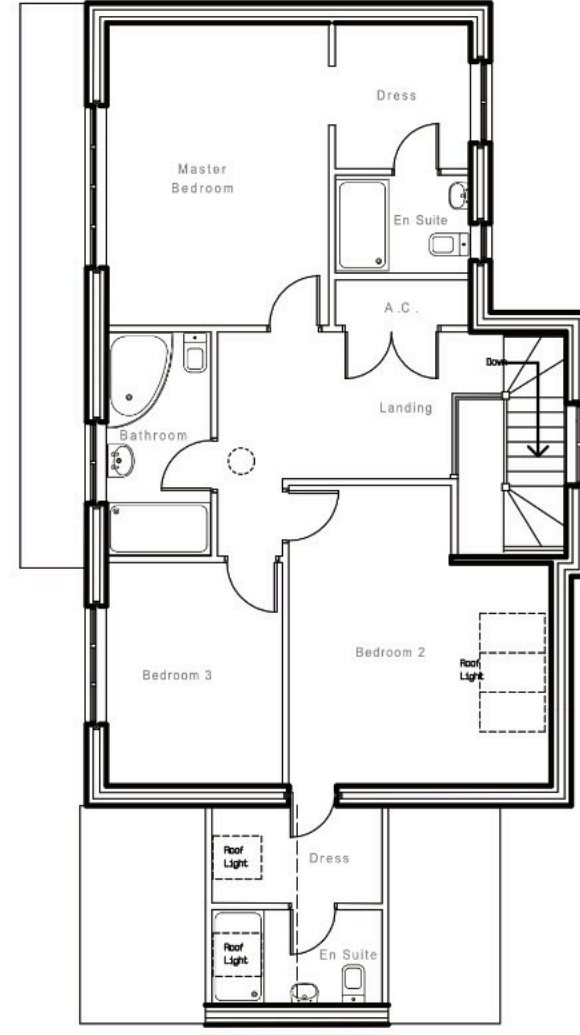


FIRST FLOOR PLAN

Plot 5



GROUND FLOOR PLAN



FIRST FLOOR PLAN

1,883 sq ft / 175 sq m



Site 2

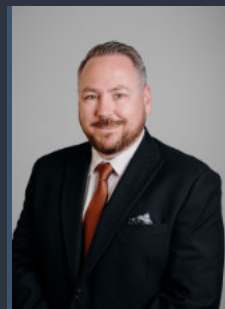
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Particulars dated July 2026.



The Perruquiers Yard

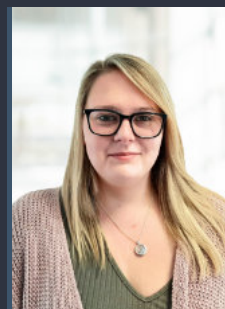
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