

Easington Sports & Social Club, Addison Road, Banbury, OX16 9DH

For Sale – 2.587 Acre Site with Development Potential

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Location

Easington Sports & Social Club is situated on Addison Road within the well-established Easington district of Banbury, approximately one mile south-east of the town centre. The property occupies a prominent position within a predominantly residential area and benefits from strong links to the surrounding community, schools and local amenities.

Banbury is Oxfordshire's second largest market town with a population of approximately 55,000 and serves as a key commercial and administrative centre for the wider region. The town benefits from excellent communications, being located at Junction 11 of the M40 motorway, providing direct access to Oxford (23 miles), Birmingham (43 miles) and London (78 miles). Banbury Railway Station offers regular mainline services to London Marylebone, Birmingham Moor Street and Oxford.

The Property

The premises currently comprise an established sports and community facility extending to approximately 2.587 acres (1.047 hectares) in total. The property occupies a prominent and accessible position within a well-established residential area of Banbury.

The site incorporates a clubhouse building providing social and ancillary accommodation, together with a full-sized football pitch and surrounding grounds.

Externally, the property is predominantly laid to grass and centred around the football pitch, with ancillary circulation areas and on-site parking. The generally level site and benefits from direct access from Addison Road.

Easington sports & social club are currently operating from the site, is still trading, and are actively looking to relocate. The site will be sold with vacant possession on completion and in tandem with the club's relocation.

Development Potential

The premises are suitable for redevelopment or alternative uses, subject to the necessary planning permissions and consents.

Planning

Given the surrounding pattern of residential development and the site's location within the urban area, the property may be of particular interest to residential and similar style developers, care home operators' investors and community organisations seeking redevelopment or repurposing opportunities.

Prospective purchasers should satisfy themselves as to the planning potential of the site through their own investigations and discussions with the Local Planning Authority.

Cherwell Local Plan

The Cherwell Local Plan 2042 is undergoing an independent government examination. Having entered examination in 2025, public hearing sessions were held in February 2026. The plan outlines the district's strategic vision, aiming to deliver 20,042 new homes between 2020 and 2042 alongside economic and environmental policies. www.cherwell.gov.uk/info/279/local-plan-2042-reg-19

Method of Sale

Our clients are looking to maximise the value of the site and will consider both conditional and unconditional offers.

We are advised that VAT will be payable in addition to the purchase price. The site will be offered for sale with vacant possession.

Services

We understand that all main services are provided to the property including three phase power, excluding gas. None of these services have been tested by the agents.

Business Rates

The Rateable Value for the property is £9,200 per annum. This is not what you pay. Further information is available via the agents or from the local charging authority.

Further Information

A Data Room has been prepared to accompany these particulars and includes information provided by the club and our own research. Additional information will be required for the development of the site and we assume that some of this detail will require offers to be conditional.

Required Developer Submissions

Developers are asked to provide the following when submitting an offer:

- Offer amount.
- Whether the offer is unconditional or subject to planning.
- Proposed scheme assumptions.
- Indicative number and type of units.
- Affordable housing assumptions.
- Section 106 and abnormal cost assumptions.
- Planning strategy.
- Timescale for exchange, completion and planning submission.
- Funding confirmation.
- Track record on similar sites.
- Any conditions attached to the offer.
- Any requested exclusivity period.

Prospective purchasers should note that the Vendors will expect them to have obtained and carefully considered the contents of the Data Room prior to submitting their offer.

Viewing and further information

Please contact Chris White & Harvey White

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

www.whitecommercial.co.uk | 01295 271000



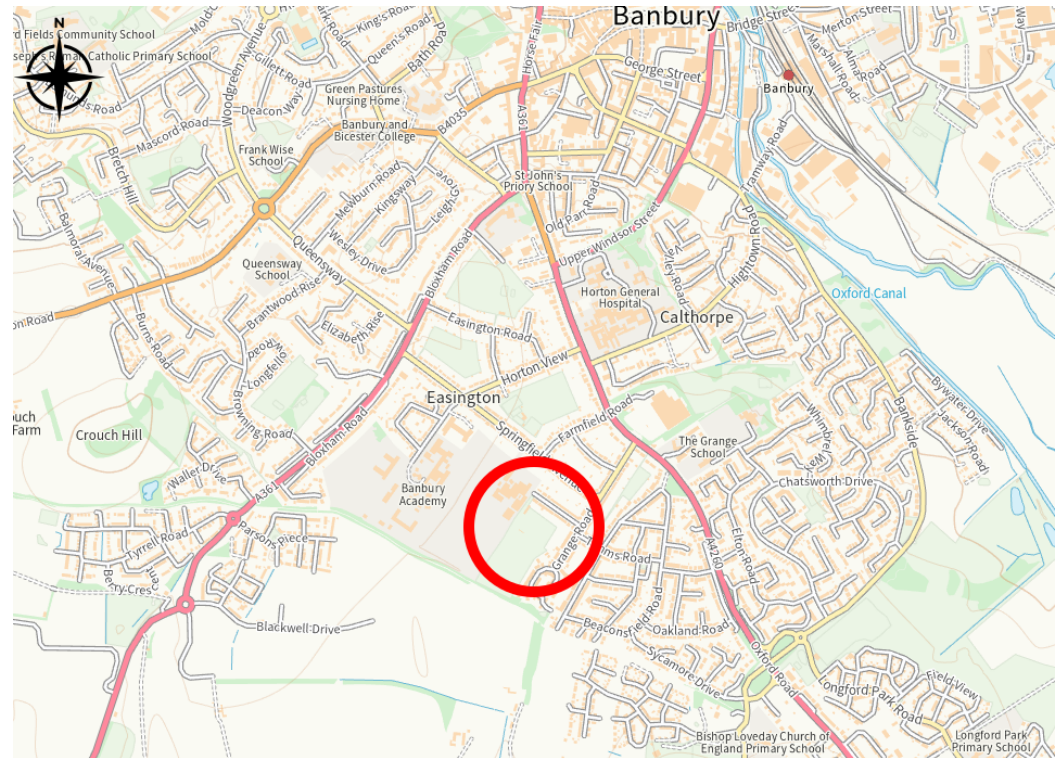
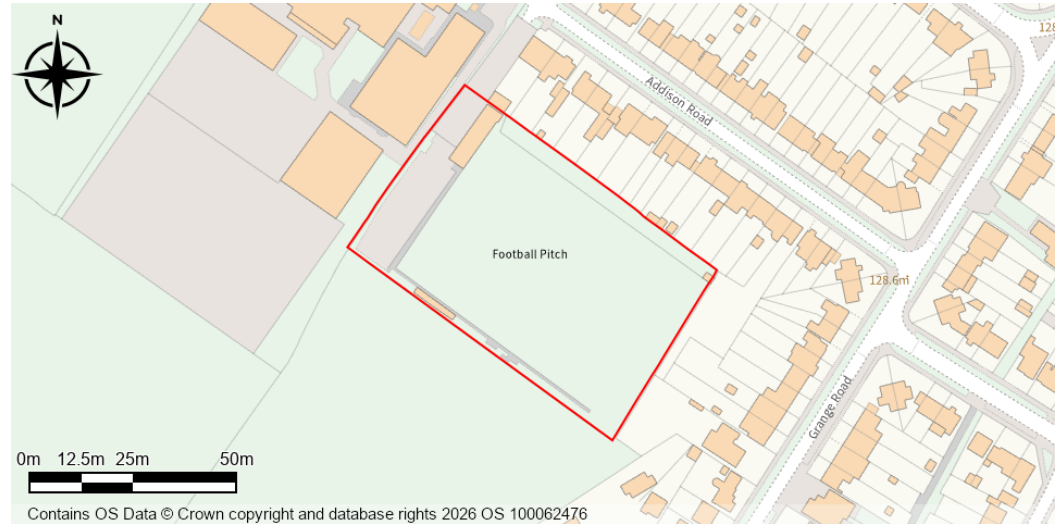
Chris White

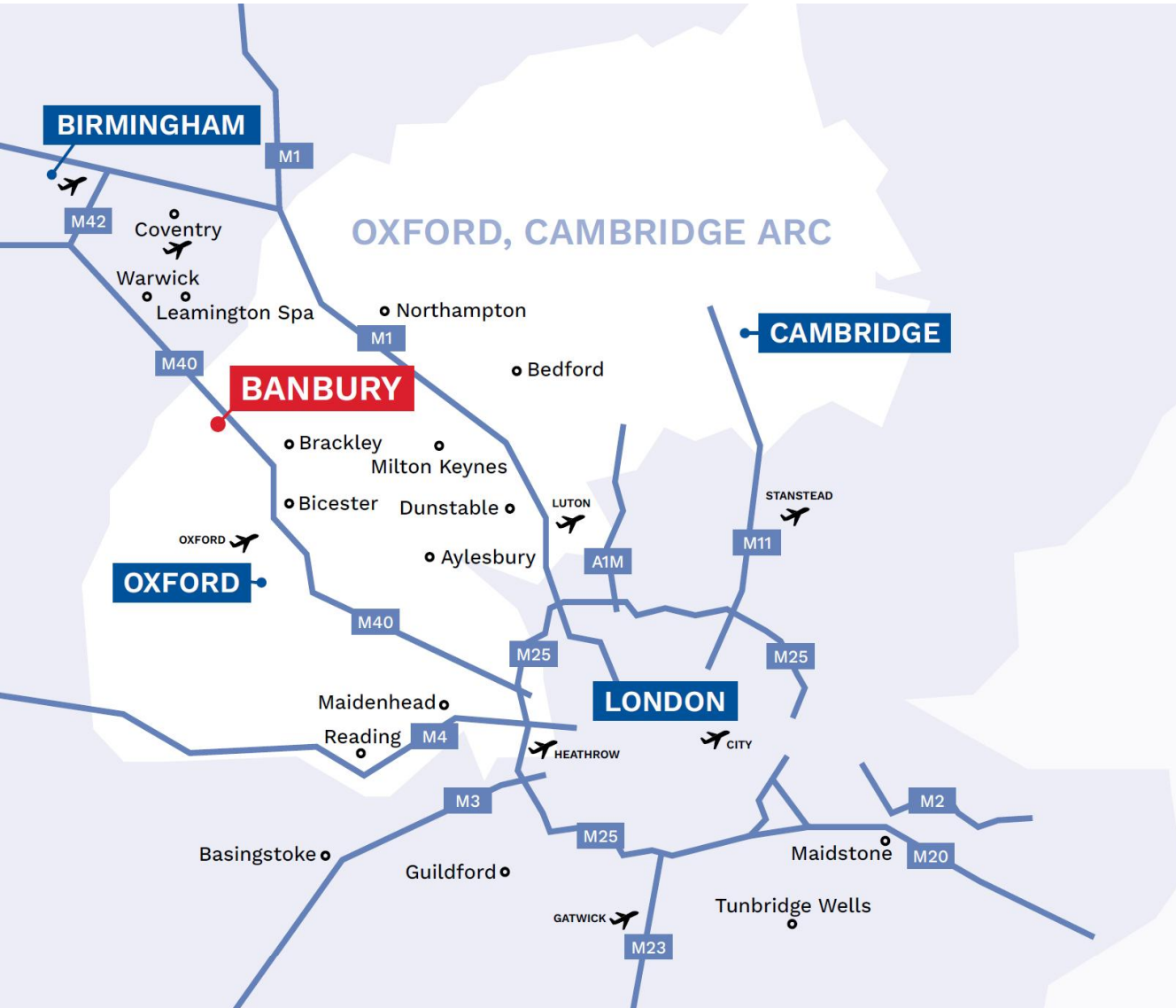


Harvey White

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. July 2026.





BANBURY

Travel Distances from Banbury by Car



Destination	Miles	KM	Travel Time
Bicester J9 M40	17	27	27 mins
Birmingham M40	51	82	1 hour
Brackley A43	11	18	16 mins
Coventry M40/A46	33	53	38 mins
Leamington Spa M40	21	34	31 mins
Milton Keynes	31	50	47 mins
Northampton	30	49	49 mins
Oxford	32	51	43 mins

LOCATION

Banbury is an affluent south east market town in Oxfordshire, strategically located at Junction 11 of the London to Birmingham M40 motorway with excellent access to the key urban areas of Oxford (20 miles south), Warwick (20 miles north) and Milton Keynes (31 miles east).

Banbury has a population of 54,335 (2021 Census) and an estimated catchment population of 256,000. The town is exceptionally well serviced by rail, with direct access to central London (every 50 minutes), Birmingham, Coventry and Oxford from Banbury's Chiltern train station.

