

RARELY AVAILABLE DEVELOPMENT SITE ON THE OUTSKIRTS OF OXFORD
BISHOPS YARD, CUMNOR ROAD, FARMOOR, OX2 9NS

FOR SALE .28 ACRE with consent for 5,560 sq.ft. (523.9 sq.m).

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LOCATION

The site is situated on the eastern outskirts of the village of Farmoor, which lies approximately three miles west of Oxford, being situated at the junction of the B4044 and B4017 roads.

The village of Eynsham lies approximately two miles to the north-west on the other side of the River Thames, which runs just to the west of Farmoor.

The subject property lies on the east side of Cumnor Road, which is the B4017, and lying just to the south of its junction with the B4044.

The site is therefore in a very good location only 10 minutes' drive from Botley and the Oxford bypass. This in turn gives access to the A34 and M40.

DESCRIPTION and ACCOMMODATION

The entire area of the site is about .28 acres. It currently is vacant with some derelict buildings on the site.

There is a proposal to redevelop the site into four industrial units which was passed at planning level, reference P20/V1278/FUL

There are detailed drawings of an attractive scheme of employment generating units in a single terrace which total 5,560 sq.ft. (523.9 sq.m) over two floors subject to on site confirmation.

There are 15 car parking spaces in total plus cycle and bin storage factored into the scheme.

The gross external footprint is 3,066 sq.ft. or 285 sq.m.

Please note that a revised application is currently being considered to reconfigure the access and layout. Details can be obtained from the vendor's agent. The proposed floor areas are not altered.

PLANNING

The site has a full planning consent under reference P20/V1278/FUL from The Vale of White Horse Planning Authority.

The links to the plans can be found here;

[Planning Application P20/V1278/FUL \(whitehorsedc.gov.uk\)](https://www.whitehorsedc.gov.uk/planning-application-p20/v1278/ful)

[Layout1 \(whitehorsedc.gov.uk\)](https://www.whitehorsedc.gov.uk/layout1)

[07 - Proposed Elevations \(whitehorsedc.gov.uk\)](https://www.whitehorsedc.gov.uk/07-proposed-elevations)

[06 - Proposed Floor Plans \(whitehorsedc.gov.uk\)](https://www.whitehorsedc.gov.uk/06-proposed-floor-plans)

[003 \(whitehorsedc.gov.uk\)](https://www.whitehorsedc.gov.uk/003)

RATEABLE VALUE

Not applicable

TENURE

The premises are offered freehold with vacant possession. Should the revised application be successful there will be no need for a share accessway.

RENT

£550,000. There is not VAT to be charged on this sale.

EPC

Not applicable

VAT

All figures quoted exclude VAT where applicable.

LEGAL COSTS

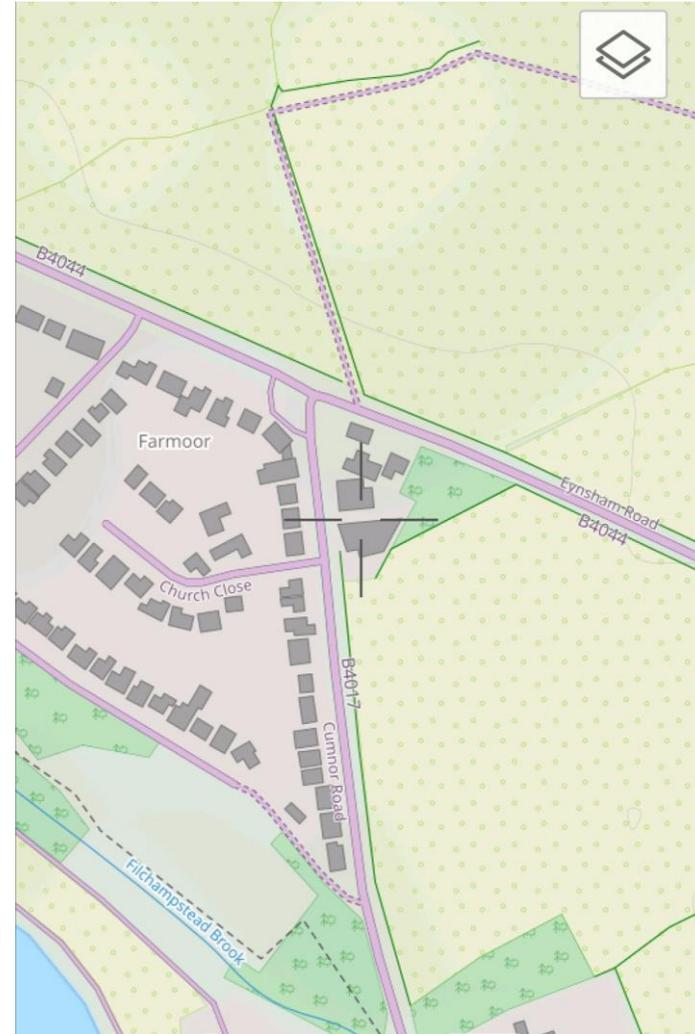
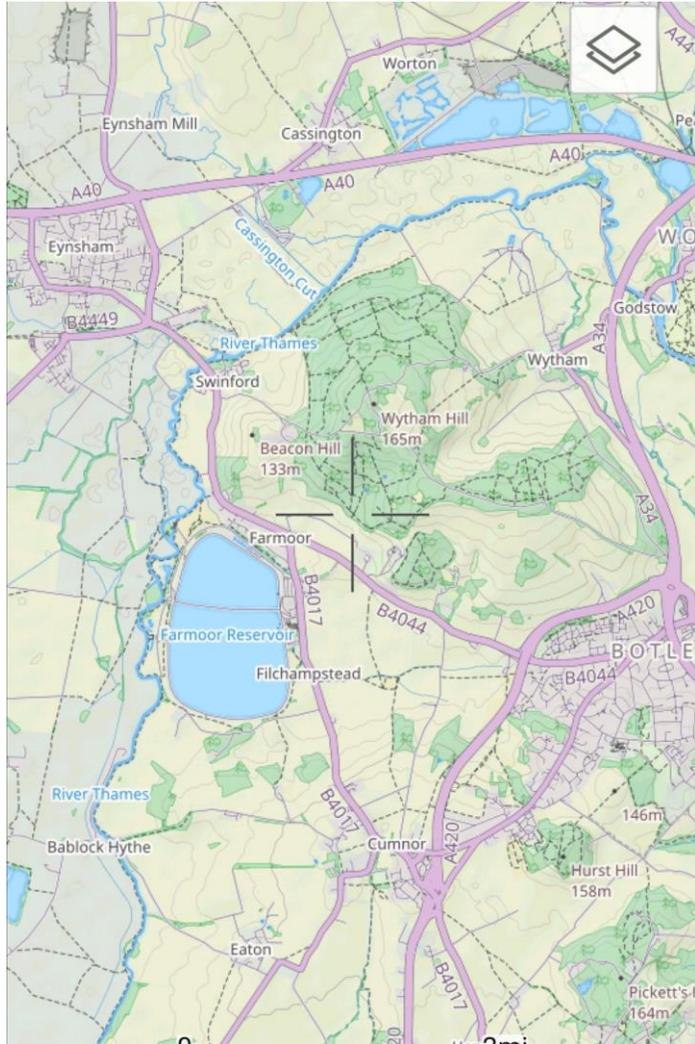
Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through Bruce Raybould

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