



Approximate demise

**TELFORD ROAD
BICESTER
OX26 4LD**

**Rarely available site with consented
industrial scheme, also suitable for open
storage**

- Gross site area of c. 2.00 acres
- Consented 4-unit industrial scheme totalling 19,687 sq ft with scope to increase
- Suitable for open storage, subject to planning

LOCATION

Bicester is strategically located approximately 12 miles north east of Oxford and midway between London and Birmingham on the M40 motorway with Junction 9 being approximately three miles from the town. The A41 dual carriageway from Bicester to the motorway junction also connects with the A34 which gives access to Junction 13 of the M4 motorway at Newbury.

The subject site is situated on the established Telford Road Industrial Estate, just off Launton Road, to the north east of the town centre.

DESCRIPTION

The site, as edged red on the aerial photograph, for indicative purposes only, is largely level and cleared, extending to approximately 2.00 acres/0.81 hectares (gross). It is principally laid to aggregate with a central concrete access road.

As expanded upon below, part of the site, totalling approximately 1.16 acres, benefits from planning consent for a 4-unit industrial scheme.

The rear of the site, totalling approximately 0.84 acres, falls within a flood zone allocation, for which interested should seek their own advice. Our clients advise that the site has not flooded since purchase in 2001, with the entire site having previously being used for storage of industrial cranes.

UTILITIES

We have obtained a site services report from Premier Energy, a copy of which is available on request.

The report details availability of all main services, including data, within Telford Road, together with indicative connection costs.

As part of the exercise SSEN has provided a quotation to provide a 300 KVA supply to the new scheme.

Reliance to this report can be provided, subject to a fee.

PLANNING

The site has the benefit of planning consent dated 24th February 2022 (Ref: 19/02081/F) for development of 4 x B2 industrial units jointly totalling c. 19,687 sq ft/1,829 sq m at ground floor.

Subject to planning, we consider the scheme could be increased through the addition of first floor accommodation; a 50% floor covering would add 9,838 sq ft/914 sq m.

The consented scheme has index linked s.106 contributions due amounting to £12,306. Full details on application.

As stated above, we consider the site to otherwise be suitable, in part, for open storage, subject to planning, having previously been used for the open storage of industrial cranes.

TENURE

Freehold.

Rights of access are granted to the adjoining occupier, Park Display over the central access road, with restrictions in place prohibiting them from parking on the access road, other for unloading and loading.

There is allowance to recover of cost from Park Display, together with their successors in title, for fair and reasonable costs incurred in maintaining, repairing and renewing the access road.

VAT

All terms quoted are exclusive of VAT where applicable.

GUIDE PRICE

Offers in the region of £950,000 for the freehold interested.

October 2023



Front view



Front to back

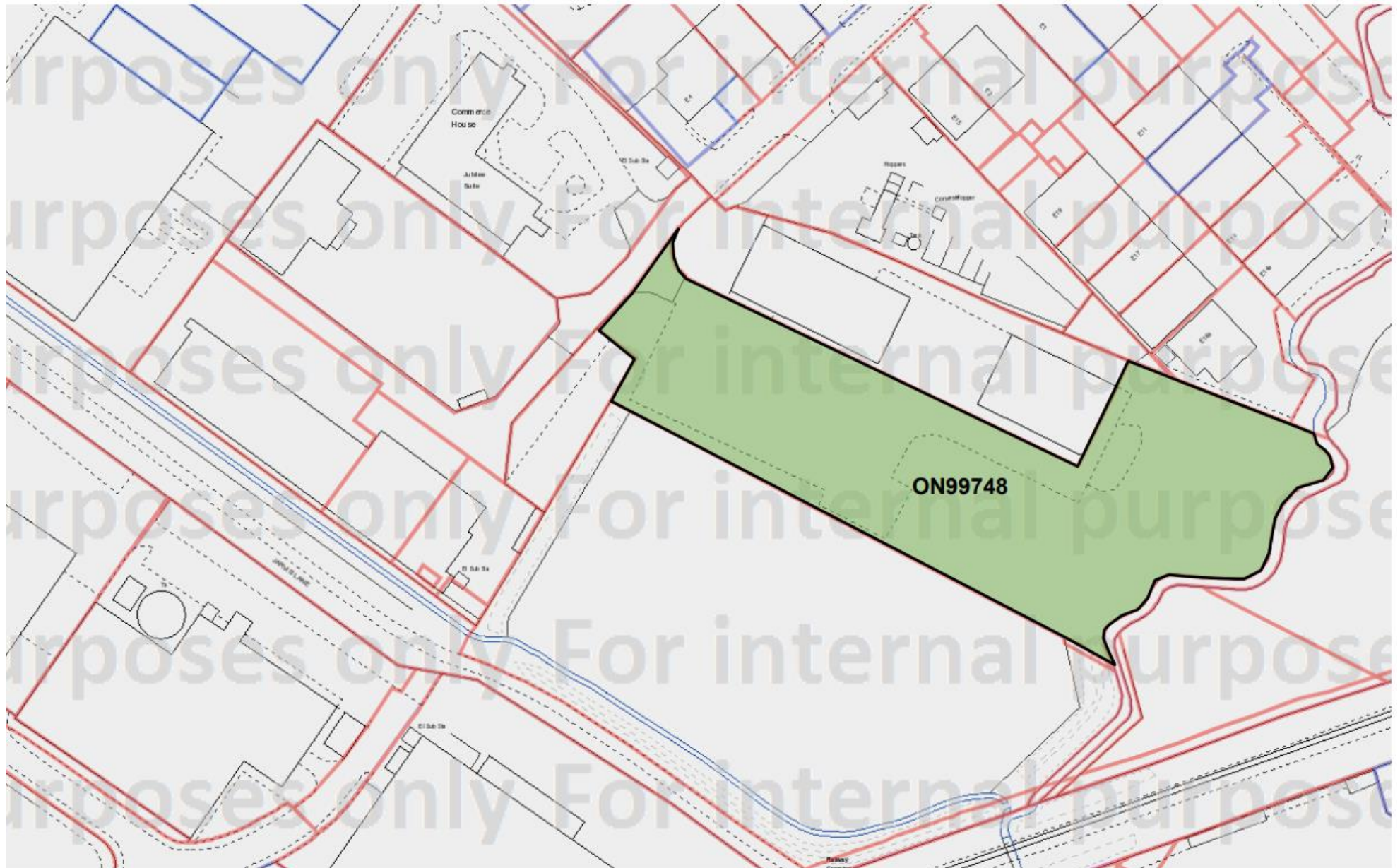


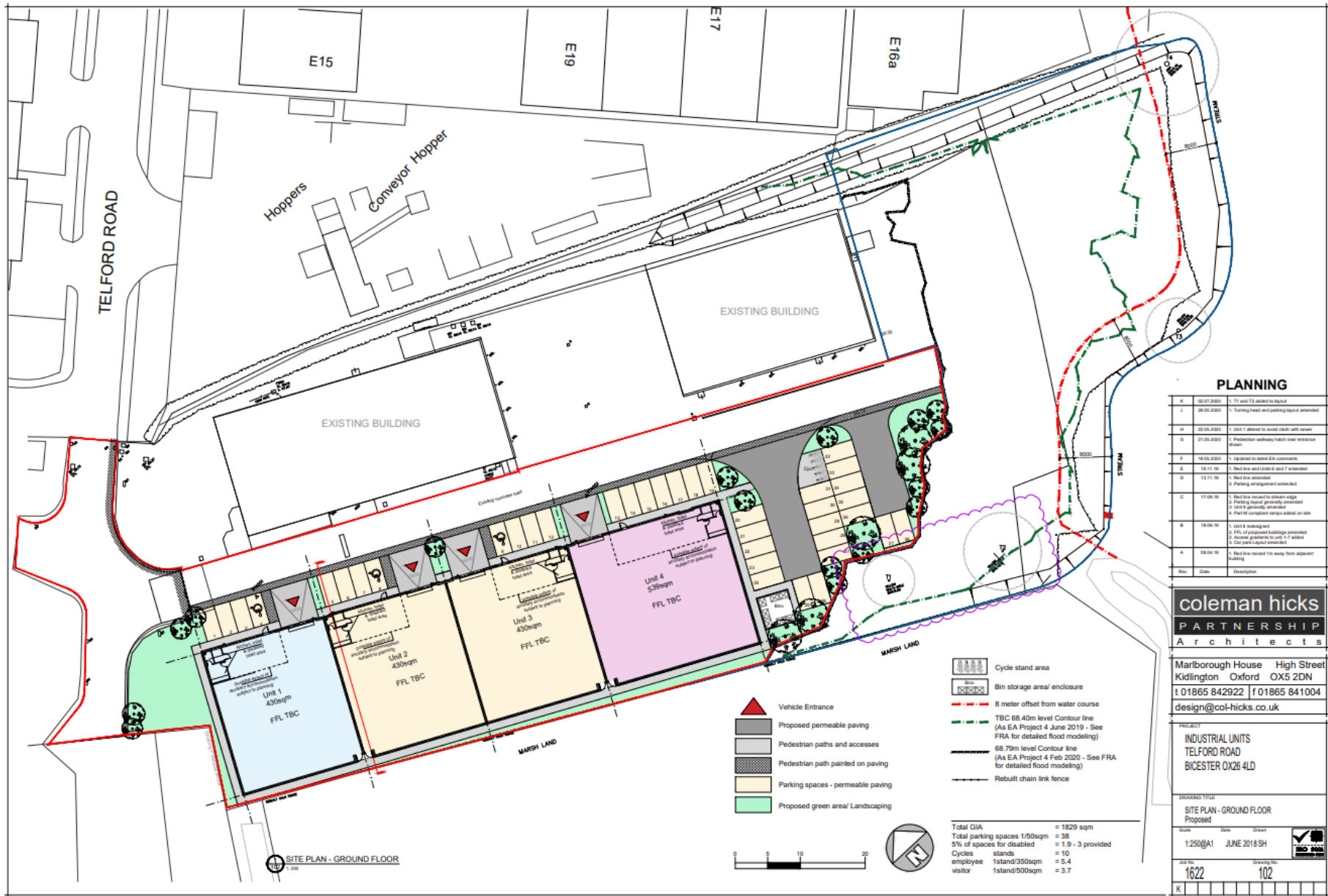
Access road looking towards front



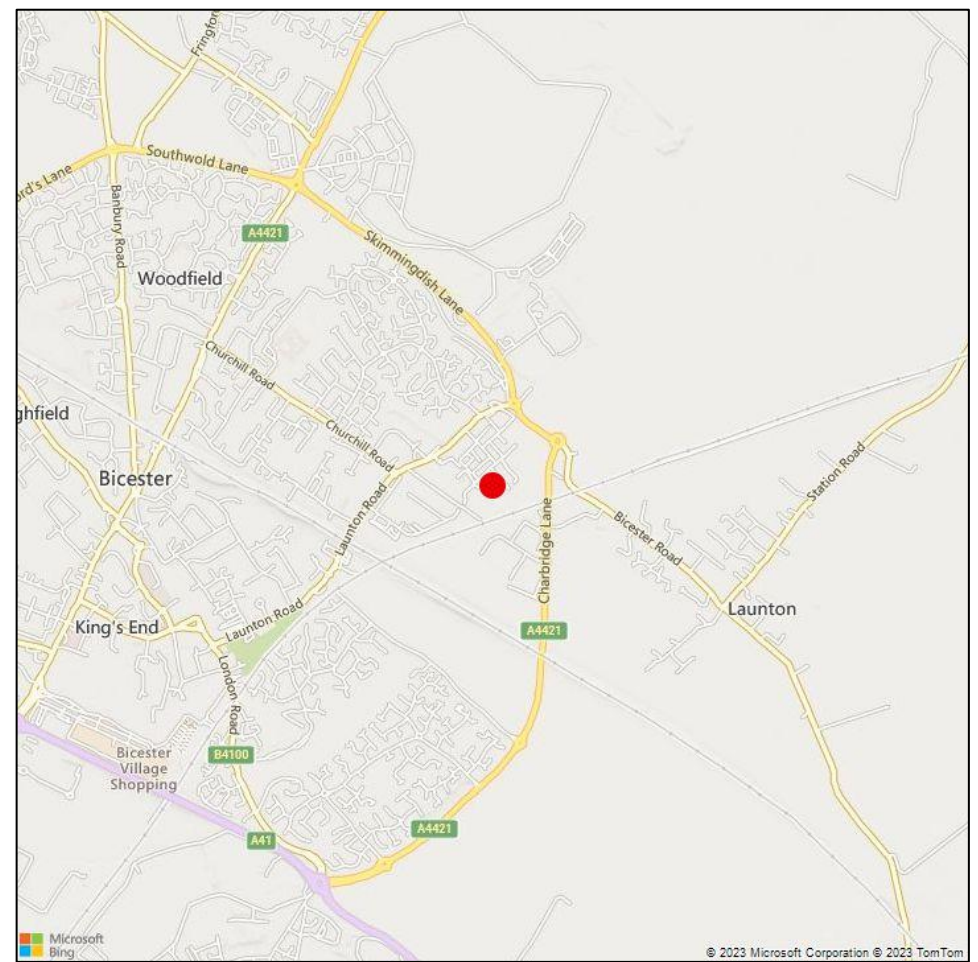
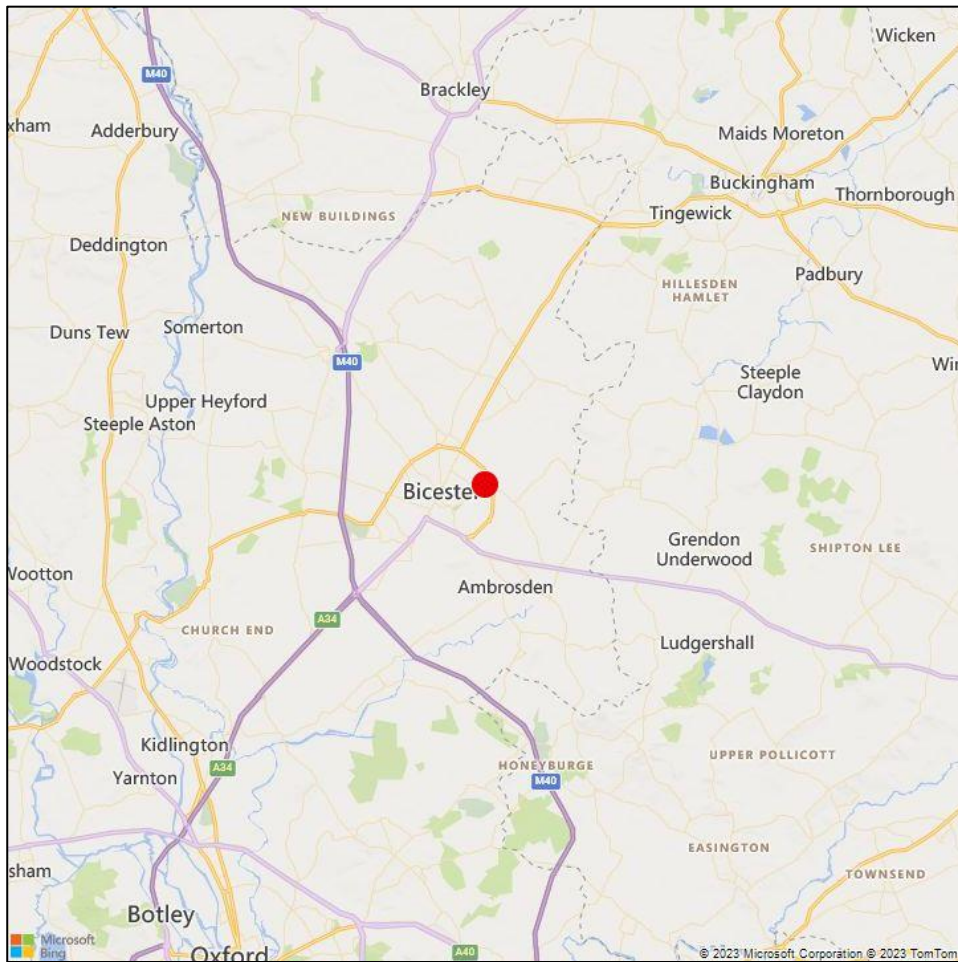
Rear

Approximate demise





Consented Development Plan



All enquiries to the sole agents:

Jon Silversides
jon.silversides@carterjonas.co.uk
Tel: 07720 537141

Tomasz Marsz
tomasz.marsz@carterjonas.co.uk
Tel: 07816 120708

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

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