



MIDDLE ASTON HOUSE
BICESTER, OXFORDSHIRE





MIDDLE ASTON HOUSE MIDDLE ASTON, BICESTER, OXFORDSHIRE, OX25 5PT



- ◆ Bicester 7 miles ◆ Chipping Norton 12 miles ◆ Oxford 13 miles
 - ◆ Central London 70 miles ◆ Heathrow 60 miles
- (All distances approximate).

For sale freehold

Available with vacant possession or with the option to acquire the current established business.

17th century country manor house located on the edge of the Cotswolds.

Currently used as a Conference, Training and Events Centre.

56 en-suite bedrooms and extensive meeting and syndicate rooms
Including former stable building and cottage.

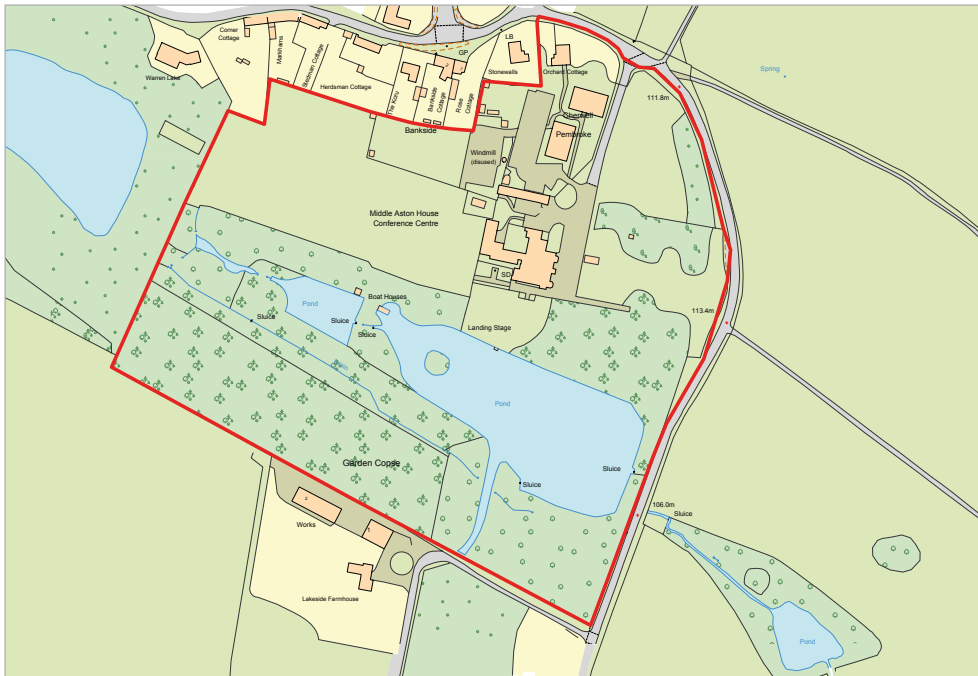
Land in all approximately 20 acres.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

Knight Frank LLP
55 Baker Street,
London W1U 8AN
+ 44 (0)20 7629 8171
institutional@knightfrank.com



Knight Frank LLP
280 Banbury Road
Oxford OX2 7ED
+ 44 (0)1865 790077
oxford@knightfrank.com



Location and communications

Middle Aston House is located in an area of outstanding natural beauty on the edge of the Cotswolds. The property is situated in the village of Middle Aston, about 7 miles north west of Bicester, approximately 12 miles east of Chipping Norton, 13 miles north of Oxford and some 70 miles north west of central London. The M40, which is easily accessible (approximately 6 miles) provides excellent transport links to central London, Birmingham and the country's motorway network. The closest mainline train station is Bicester North Train Station, which provides a fast and direct rail service to London Marylebone (approximately 50 minutes) and Oxford (approximately 30 mins). Birmingham and Heathrow international airports are situated approximately 56 and 60 miles distant respectively. Oxford London airport is 9.2 miles. The property is situated approximately 1 mile from the Oxford Road (A4260), which links Banbury and Oxford.

Description

Middle Aston House is operated as a 56 bedroom residential training centre standing in 8.0 hectares/19.9 acres. The accommodation is arranged around a former country house together with converted outbuildings and purpose built blocks providing further training rooms/residential accommodation.

The property is situated in an elevated position within mature grounds which includes three lakes and an area of woodland which are both found to the south of the buildings.

In the immediate proximity of the main house is a formal garden, a walled garden, a listed granary, a listed wall and a former ice house.

Main House

This was constructed in 1893 from Cotswold stone. On the ground floor there is a reception area, kitchens, four dining rooms, a bar and a lounge. Towards the rear of the building are two executive bedrooms, a number of training rooms and approached from a separate entrance there are number of offices. On the first floor at the front are three further large training rooms. Adjacent to these is an office and another smaller training room. Towards the rear of the first floor are a further five training rooms which are referred to as syndicate rooms. There is also an office area. At second floor level are two more en-suite bedrooms and at the front over the entrance another very small meeting room.

Stable Block

Across a courtyard, to the north of the main house is a single storey former stable block which accommodates two further training rooms, a lavatory and small storage room. This is constructed from Cotswold stone under a pitch tiled roof.

Residential Blocks

Close to the main entrance to the site are the two residential blocks which both have 24 en-suite bedrooms (with bath, shower, WC and wash basin) as well as a plant room. These buildings are both clad with Cotswold stone under a pitch tiled roof.

Orchard Cottage

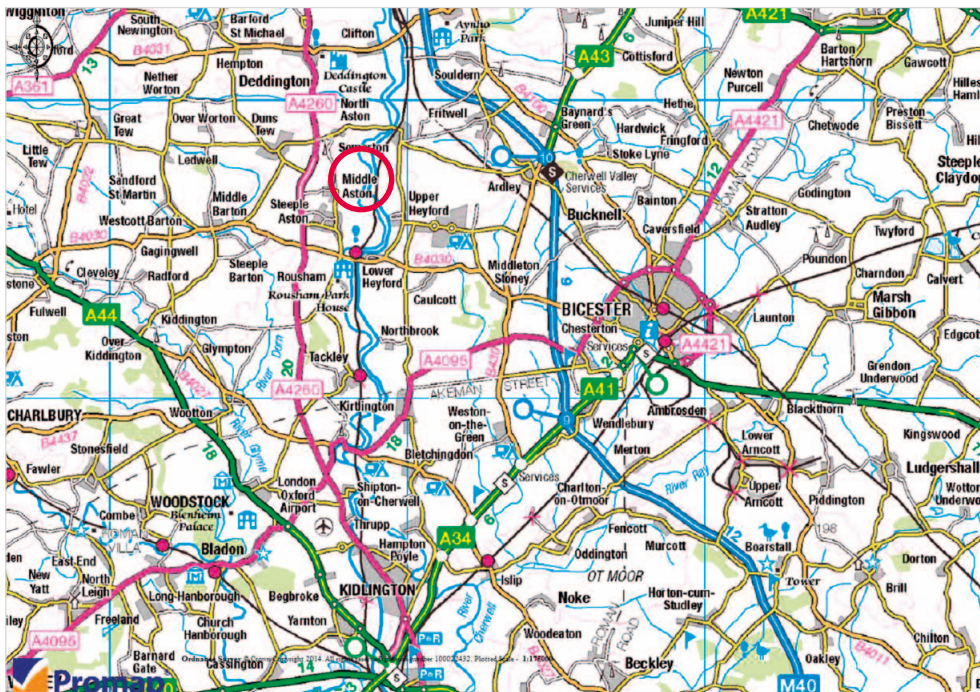
This provides further residential accommodation and has been converted from a single residential dwelling to provide five further en suite bedrooms. It benefits from having its own access to the main road but the neighbouring property also has a right of access over this driveway. This is constructed of Cotswold stone under a tiled roof.

Outside/Grounds

The gardens and grounds are very well maintained and comprise formal and informal areas of lawns, lakes, and wooded areas which are used for the training courses. There is a former walled garden and tarmac car parking area between the residential blocks and the walled garden.

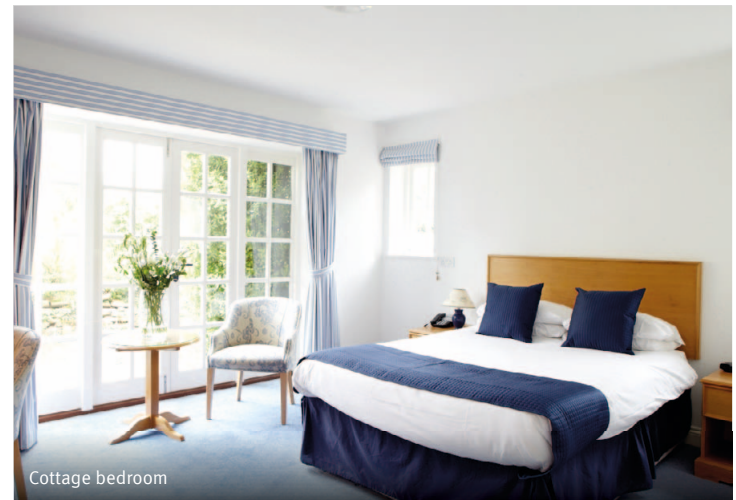
Access

The main access to the property is from the entrance which is to the north of the site. The tarmac drive leads south towards the parking area at the east front of the main house and the additional parking areas behind the accommodation blocks. There is a secondary access close to Orchard Cottage.





Cherwell



Cottage bedroom



Cherwell and Pembroke bedroom



West wing



Oak room



Cottage bedroom



View from stable clock terrace



The Doddington

Historical & Architectural Note

Said to date back to Domesday, the present house is predominantly late 17th century in construction whilst retaining features dating back to 16th century, including the Ice house, Granary and the Bailiff's House, part of which is incorporated into the main house.

One of the foremost landscape architects of the 18th century, William Kent, was responsible for much of the grounds at Middle Aston. His influence includes the concave lawn, the 'natural' lake and the many unusual trees. The wrought-iron railing and gate across the lake today were added after the 1st World War, and the chestnut trees on either side were grown from Conkers picked up from the battlefield of Verdun. In 1969 the house became a Training and Conference Centre, which it remains today.

Schedule of Gross Internal Area (GIA)

Building	Sq Ft	Sq M
Main House	16,919	1,571.8
Pembroke	5,603	520.5
Cherwell	5,603	520.5
Cottage	1,686	156.6
Stable Annexe	1,567	145.6
Totals (GIA)	31,377	2,915

Meeting and Conference Room capacities

Building	Conference Room	Theatre	Boardroom	U-Shape
Main House	William Stokes	40	20	16-30
	Sir Francis Page	35	20	16-26
	Sir John Baker	35	20	16-20
	Richard Hawkins	20	12	8-16
Old Stables	Brympton	40	20	16-30
	William Kent	50	30	26-40
West Wing	Oak Room	n/a	12	n/a
	West Wing	20	12	12-16

Event and Dining Room capacities

Building	Room	Reception capacity	Dining capacity
Main House	Reception area	30	n/a
	The Lounge	60	50
	The Bar and Terrace	30	n/a
	Deddington Room	50	40
	Somerton Room	30	24
	Aston Room	16	12
	Rousham Room	20	16



Terrace



Ice house

Planning and Statutory Constraints

The property is located in an area of High Landscape Value. The property is not situated within the Green Belt and is not within a Conservation Area. The Ice house and the Granary buildings are Grade II listed. The Main building (Middle Aston House) is not listed.

Development Potential

The principle of a conversion of the current buildings to residential may be acceptable in planning terms subject to the necessary consents. Proposals to extend the existing buildings, or carry out limited development on the site, provided that it does not impact upon the listed buildings on the site or the character of the landscape may also in principle be acceptable subject to the necessary consents. Please note: We have made no direct enquiries with the Planning Authority as to the development potential of the property and we encourage you to make your own enquiries in this regard.

Lawful use

The existing use of Middle Aston House and Orchard Cottage is considered to fall within C2 (Residential Institutions) of The Town and Country Planning (Use Classes) Order 1987 (as amended). This has been confirmed by way of a CLEUD. Uses permitted within the C2 Use Class include - colleges and training centres, residential care homes, hospitals, nursing homes, boarding schools and such like.

Title and Tenure

Freehold. The property is subject to a lease expiring in April 2016 after which vacant possession will be available. The property is currently occupied by an established and profitable conference, training and events company. There is also an option to acquire the current established business. Legal information is available on the dedicated website. The property is sold subject to and/or with the benefit of any right of way, easements, occupancies or restrictions which may exist.

Services

We understand that all mains services are provided. However it is the responsibility of the purchaser to ensure that services are available and adequate for their proposed use/development

EPCs

Copies of the relevant EPCs are available on the dedicated property website.

Statutory Authority

Cherwell District Council, Bodicote House, Bodicote, Banbury OX15 4AA

Inspection

The property may be inspected strictly by prior appointment through the Vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Further information

Further information on the property including floor plans, title plans, site plans etc are available at www.inst.knightfrank.com/middleeaston

Contact

Should you wish to discuss the property in further detail please contact;

Sian Morris
Senior Surveyor, Institutional Consultancy
020 7861 5341
Sian.morris@knightfrank.com

Damian Gray
Partner, Oxford
01865 790077
Damian.gray@knightfrank.com

Emma Cleugh
Partner, Institutional Consultancy
020 7861 5433
Emma.cleugh@knightfrank.com

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: August 2014.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.



020 7629 8171
KnightFrank.co.uk
55 Baker Street, London W1U 8AN