A RARE OPPORTUNITY TO PURCHASE A BUILDING PLOT FOR A DETACHED TWO BEDROOMED HOUSE IN A QUIET AND PLEASANT BACKWATER OF THE TOWN WITHIN EASY REACH OF BANBURY CROSS AND ALL AMENITIES.

The proposed new dwelling will provide approximately 78 sq metres (900 sq ft) gross internal floor space. Entrance hall, cloakroom, living room, kitchen/dining room (open plan), landing, two bedrooms, bathroom, off road car parking space, garden of easily managed size.
Building Plot Rear Of, 38 The Green, Banbury, Oxfordshire, OX16 9AE

Approximate distances - Banbury Cross 0.2 miles
Banbury railway station 1.25 miles, Junction 11 (M40 motorway) 2.5 miles
Oxford 21 miles, Stratford upon Avon 19 miles, Leamington Spa 18 miles

Directions
The site lies to the rear of 38 South Bar Street. It is best approached by turning into Crouch Street and then taking New Road which lies between Crouch Street and Beargarden Road. A "For Sale" board has been erected for ease of identification.

Situation
The plot is formed from part of the rear garden of 38 The Green which is a handsome period townhouse that was converted to offices some years ago. The site will provide a quiet and peaceful situation for this new property and yet it is within a stones throw of South Bar Street and the Bloxham Road. Banbury Cross, St. John’s Church, the town centre, shops and local centres of employment are all within easy reach.

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

Description
The site is level and measures approximately 200 square meters. Planning permission was granted on 22nd November 2019 for "Demolition of an existing garage building, erection of new 1.5 storey two bedroom single family dwelling and new separation wall".

The application is number 19/01963/F and copies of planning permission and plans are available for inspection on the Cherwell District Council website - http://www.publicaccess.cherwell.gov.uk/online-applications

You will note that there is car parking space provided within the curtilage of the building and a new car park layout will be provided by the vendors for 38 The Green in order to achieve 11 spaces as existing.

Services
We believe that mains water, electricity, drainage and gas are in close proximity to the site. However intending purchasers should make their own enquiries to the relevant authority as to the exact location.

Access and Walling
The site will be approached over the existing entrance to 38 The Green, South Bar, which leads from New Road. A new brick boundary wall will be provided by the purchaser of the plot. The specification of this will be in accordance with planning and the requirement is likely to be one brick thick with piers at the appropriate distances. The walling will accommodate a gateway to be put in by the vendors to separate 38 South Bar Street from the new site. It will be a condition that the walling will be completed within two months of completion.

Other Conditions
The property will be built and completed by the purchaser within twelve months of formal completion of the acquisition.

The common areas will be surfaced by the vendor.

The Property
When built this detached brick and slate house will provide approximately 78 sq metres (900 sq ft) of living space together with a pleasant garden and car parking space within the curtilage.

Viewing
The site can be viewed at any reasonable time during daylight hours. If a viewing is required on weekends then please telephone the agent’s office and a member of out staff will meet you at the site as the gates will be locked.

Rights, Easements and Boundaries
The property is sold, subject to, and with the benefit of, all existing rights including rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of county or local authorities. Solicitors will advise.

The O.S extract plan on the front of these particulars is for identification purposes only.