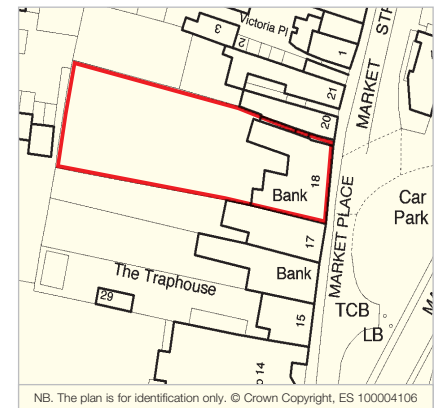


Chipping Norton 18-19 Market Place, Oxfordshire OX7 5NE

- **Attractive Freehold Mid Terrace Three Storey Residential, Retail and Office Development Opportunity**
- Bank Subject to a Long Lease, Offices Vacant
- Planning Permission to Convert existing Offices to Five Self-Contained Flats
- Centrally located
- Planning Permission to Convert Part Ground Floor Front to A1 Retail Use
- Large Rear Garden with Potential subject to Permission



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 10.00 – 10.30 a.m. These are open viewing times with no need to register. (Ref: JA).

Joint Auctioneer

Taylor & Fletcher (Ref: Peter Talbot).
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Seller's Solicitor

Messrs Murrell Associates
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Email: matt@murrellassociates.co.uk

**PART INVESTMENT/PART VACANT –
Freehold Building with
Planning Permission**



Tenure

Freehold.

Location

The property is situated on the west side of Market Place within the heart of Chipping Norton. Chipping Norton is an attractive market town, often known as the 'Gateway to the Cotswolds' situated within the Cotswolds Area of Outstanding Natural Beauty. The town offers a comprehensive range of local amenities including a weekly market and a range of shops, supermarkets, public houses and restaurants, leisure facilities and a nationally recognised theatre. There are excellent primary and secondary schools in the area. The town is also ideally located for exploring the picturesque Cotswold countryside and neighbouring villages. Public transport links are good with buses to the larger centres of Banbury (13 miles) and Oxford (20 miles). Mainline Rail services to London run from Kington Station (5 miles), whilst the M40 Motorway can be accessed from Junction 8 or 11 (13 miles). Additional local highlights include racing at Cheltenham, Warwick and Stratford-upon-Avon.

Description

The property comprises a mid terrace building arranged over basement, ground and two upper floors. The majority of the ground and basement, trading as HSBC Bank, is subject to a long lease, whilst part ground, first and second are arranged as vacant offices. To the rear accessed via a side alley, is a large garden together with stores, which are at ground floor level owing to the sloping nature of the site.

Accommodation

The following accommodation describes the vacant parts of the property.

Basement (Lower Ground Rear) – Store Room through to Further Store, External WC (not fitted)

Front Ground Floor – Lobby leading to Room through to Further Room, with full permission for change of use from B1 to A1 Retail

Rear Ground Floor – Room through to Further Room and Storage (access from alley)

First Floor – Six Rooms

Second Floor – Five Rooms with Bathroom

Rear – Large Garden

Tenancy

Part ground and part basement have been sold off on a lease for a term of 999 years from 18th June 2013 at a fixed ground rent of a peppercorn.

Planning

Local Planning Authority: West Oxfordshire District Council.
Tel: 01993 861000.

The property is to be offered with planning permission for conversion of existing offices to create five self-contained flats together with associated works (Application No. 15/02506/FUL).

In addition, consent has been granted for change of use of part ground floor from B1 Office to A1 Retail (15/02503/FUL) with consent to allow alterations to doors and shop windows (15/02260/FUL).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.