



NB. The photograph is for identification only.

Tenure

Freehold.

Location

The property is situated on the west side of Evenlode Crescent which runs off Langford Lane. A good range of local amenities is available in Kidlington and more extensively within Oxford, both located to the south-west. Woodstock Road (A44) provides access into Oxford and the M40 Motorway is to the east. Rail services run from Hanborough Station. The attractive town of Woodstock, Blenheim Palace and Blenheim Park are all to the north.

Description

The property comprises a detached single storey building arranged beneath a pitched roof. There are gardens surrounding the property, designated parking and a tennis court. The property may afford potential for redevelopment subject to all necessary consents being obtained.



Accommodation

Nine Rooms, Kitchen, Three Stores, 2 x WCs

NIA Approximately 210 sq m (2,260 sq ft)

Tenancy

The property is subject to a lease for a term of 25 years from 29th May 1998 (thus having 9 years unexpired) at a current rent of £12,600 per annum subject to review dated 29th May 2013.

Planning

Local Planning Authority: Oxfordshire County Council.
Tel: 01865 792422.

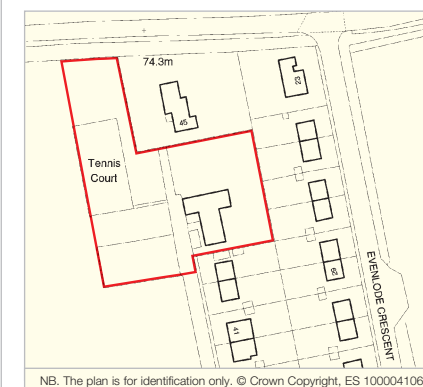
The property is currently occupied as a children's nursery and as such viewings may not be possible. Prospective purchasers wishing to view the property externally are asked to do so either in the evening (after 7.00 p.m.), or over the weekend and not during the nursery's opening hours.

Kidlington The Former Officer's Club, 44 Evenlode Crescent, Oxfordshire OX5 1RF

- A Freehold Detached Building subject to an Occupational Lease
- Possible Potential for Redevelopment subject to obtaining all necessary consents
- NIA Approximately 210 sq m (2,260 sq ft)
- Site extending to Approximately 0.369 Hectares (0.911 Acres)
- Current Rent Reserved

**£12,600 per annum
Subject to Review
Dated 29th May 2013**

**BY ORDER OF THE MINISTRY OF
JUSTICE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

Please contact Allsop by sending an email to harriet.mitchell@allsop.co.uk with the subject heading 'Viewing - Lot 115'.

Seller's Solicitor

Messrs Michelmores (Ref: Ms J Iles).
Tel: 01392 687531.
Email: jill.iles@michelmores.com

**INVESTMENT -
Freehold Building and Site**

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.allsop.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.