

DEVELOPMENT OPPORTUNITY

HIGH STREET, CHIPPING NORTON OX7 5AD



Breckon & Breckon

est. 1947



Formerly Harpers Home & Garden Ltd.
29 and 30 High Street, Chipping Norton, Oxfordshire, OX7 5AD
WODC Planning Reference: 17/00236/Ful
Price on application

A rarely available mixed use development opportunity with a Grade II Listed frontage. Planning has been granted for the retention of commercial use on the ground floor and the creation of two apartments above. To the rear of the building there is permission to construct an additional nine residential properties with access off Albion Street.

Formerly Harpers Home and Garden Ltd, 29 and 30 High Street is located in the heart of Chipping Norton, less than 200 meters from the Guildhall. Chipping Norton is a highly sought after Cotswold Town.

Schedule of Accommodation:

Plot	Type	Bed	Sq. Ft.	Parking
1	Flat	1	840	-
2	Flat	2	883	-
3	EOT	2	797	1
4	Terr	2	797	1
5	Terr	3	775	1
6	EOT	3	775	1
7	Flat	1	409	1
8	Flat	1	463	1
9	EOT	2	786	1
10	Terr	2	786	1
11	EOT	1	366	-
Total			7,677	

Pricing report to include Gross Development Value available on request.



PLOTS 1 & 2 (30 High Street)

Commercial Units:

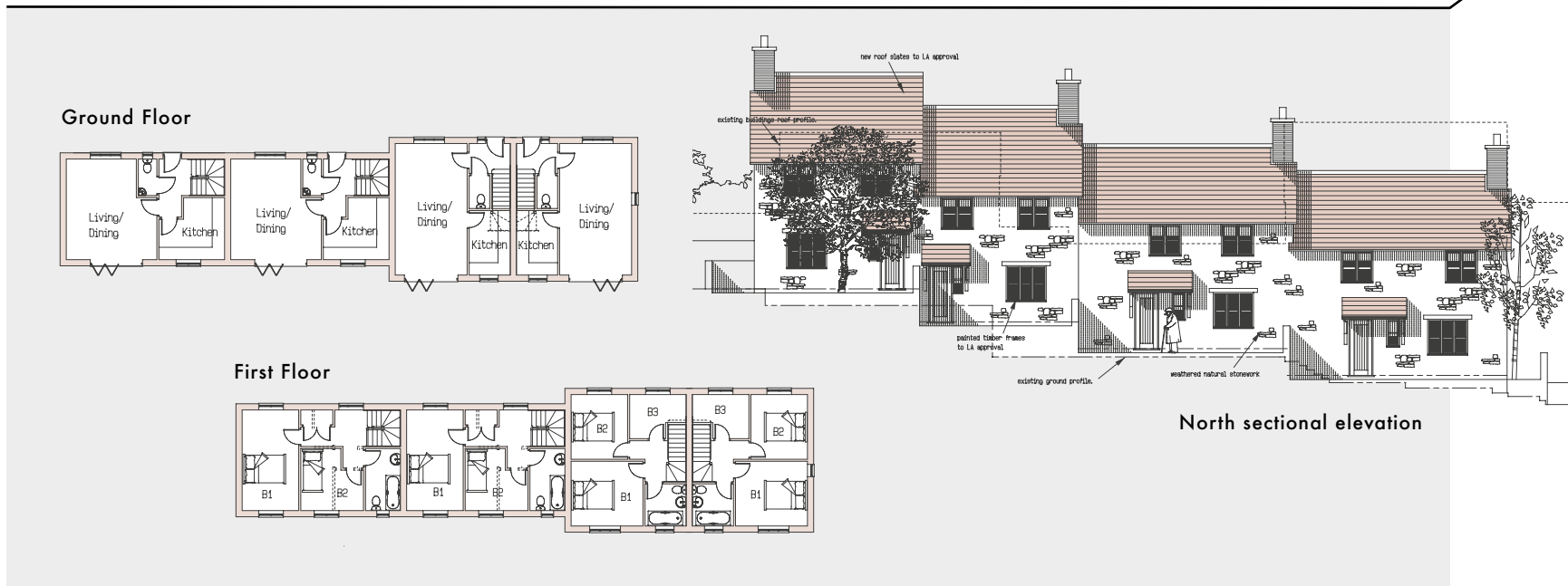
Assuming a rental income of circa £20,000 could be achieved, this should result in an investment value of approximately £250,000 at a yield of 8%.

Business rates:

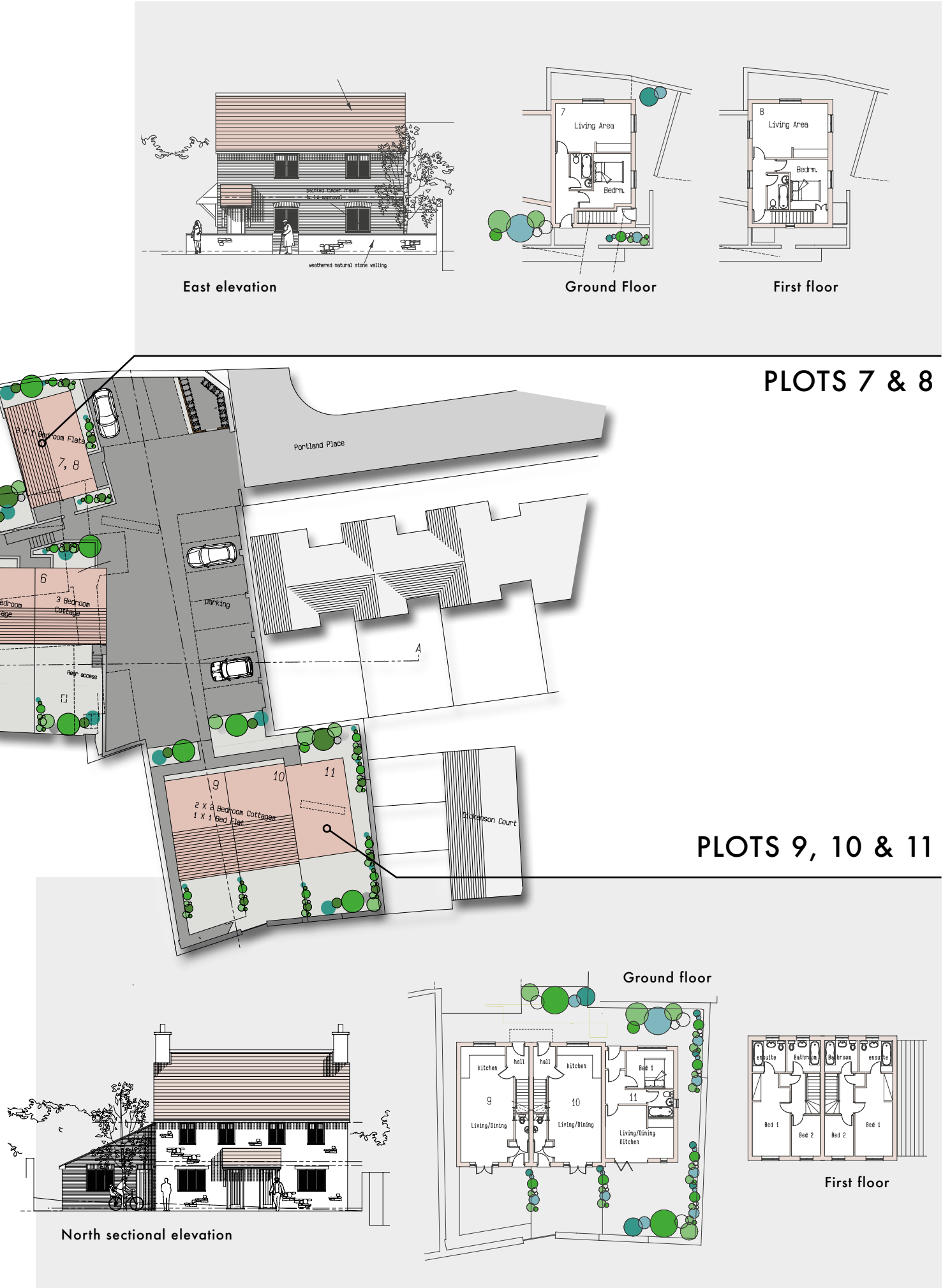
The current rateable value is £43,500; however, business rates are not currently payable due to the building being both vacant and Grade II Listed.

The above figures do not comprise a formal valuation and should not be relied upon as such. All potential buyers are strongly advised to undertake their own research.

PLOTS 3, 4, 5 & 6



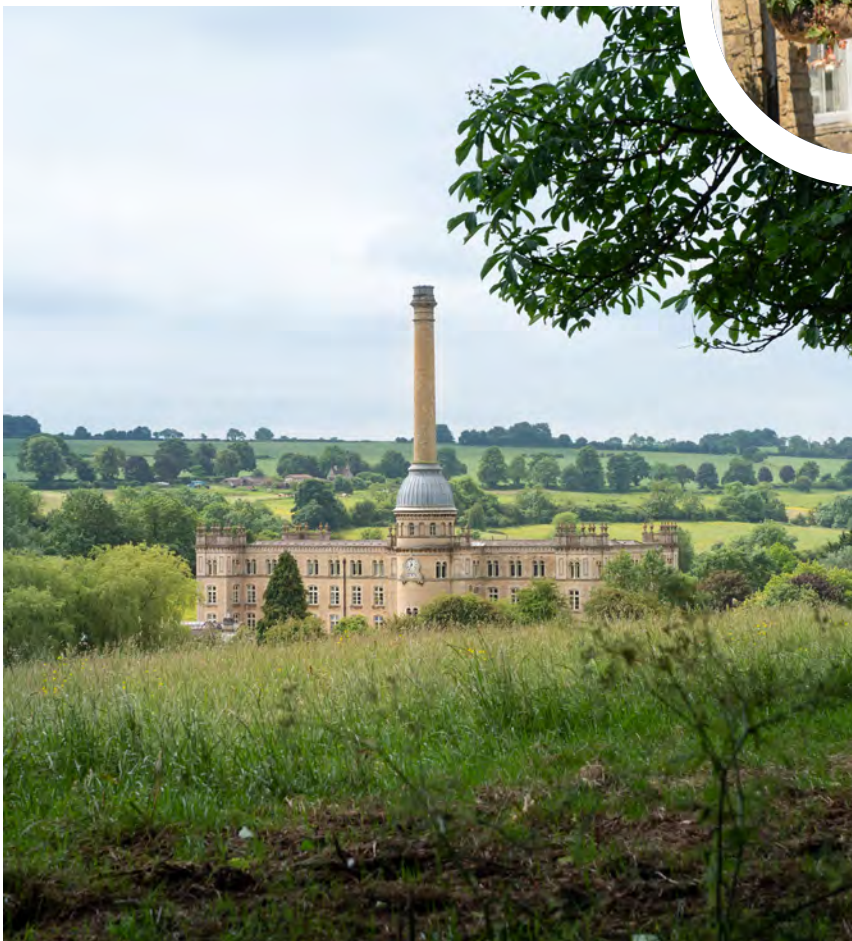
North sectional elevation



PLOTS 7 & 8

PLOTS 9, 10 & 11

Full information pack download: <https://bit.ly/2Ruf0FL>



Chipping Norton is the highest town in the Cotswolds, and is very much a working market town, steeped in the history of the wool trade. Surrounded by beautiful, rolling countryside and quaint villages, the town is situated in the Cotswolds Area of Outstanding Natural Beauty. It offers

individual shopping, quirky restaurants, characterful pubs and plenty of amenities, including the popular Chipping Norton Theatre. Local buses provide regular services to Woodstock and Oxford. There is also a wide range of highly regarded state and independent schools in the area.

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



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