



For Sale

An Exciting Development/Investment Opportunity to Acquire the Freehold Interest of Kingsmere Local Centre Comprising a Convenience Store, Four Retail Units, Upper Floor Accommodation, Children's Nursery. Also with a Rear Service Yard, Good Car Parking and Public Realm

LOCATION

Kingsmere is a new residential development to the south west of Bicester which will comprise a total of 2,500 new residential units. Bicester is a rapidly expanding market town in Oxfordshire benefiting from good access to the M40 and a new rail station linking Bicester to Oxford and London Marylebone. Phase 1 of Kingsmere is nearly complete with a total of 1,731 residential units and a new primary school. Phase 2 is due to commence in late 2017/early 2018 and will provide a further circa 700 units.

DESCRIPTION

The Local Centre is located in the heart of Kingsmere and will provide a community hub for this new development. The Local Centre will comprise the following:-

- A new community hall to be built by and provided by Countryside Plc
- A new car park and public realm to be provided by Countryside Properties (Bicester) Ltd and included within the area for sale

The remaining elements of the Local Centre (along with the car park and public realm) are offered as a development/investment opportunity to comprise the following:-

Unit	Sq Ft	Sq M
Convenience Store	4,266	396
Four retail units totalling	3,961	368
Six first floor office suites totalling	7,954	739
Day nursery	5,651	525
Rear service yard, car parking and recycling centre		

A full information pack including plans, planning information and design guide are available on request and can be viewed on the Cherwell District Council website (Planning Application Number 15/02103/REM).

KEY FEATURES

- Located in the Kingsmere scheme to comprises 2,500 residential units
- Ample car parking and new public realm
- Adjacent to new community hall and youth centre

CONSIDERATION

The site is to be sold freehold with vacant possession and will also include the ownership of the public car parking and public realm to the front of the development but exclude the Youth Centre and Community Hall. Formal offers invited.

VAT

The purchase price will be subject to VAT.

LEGAL COSTS

The Purchaser will be responsible for their own legal costs in respect of this transaction.

RATES

Rateable Value (2017): to be assessed. All Rateable Values should be verified by the ingoing party with the Local Authority. Further information from www.voa.gov.uk

PLANNING

A Reserved Matters planning application (No: 15/02103/REM) for the community centre, youth centre, public square, landscaping and car parking was approved, subject to conditions, on 20th June 2016

INFORMATION PACK

Includes plans, planning information and design guide and can be viewed on the Cherwell District Council website (planning application: 15/02103/REM).

VIEWINGS

Strictly by appointment with the joint selling agents:

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