SHAWS FARM
STATION ROAD

Blackthorn, Oxfordshire OX25 1TP

Substantial Vacant Commercial Property For Sale

£2,500,000

w. x rybull group





SHAWS FARM STATION ROAD

Shaws Farm provides an opportunity to acquire a substantial vacant commercial property occupying an approximately 2.5 acre site in Blackthorn, Oxfordshire, around 4 miles south-east of Bicester.

The property comprises an extensive complex of existing commercial buildings together with substantial hardstanding, circulation and parking areas. The site may appeal to owner-occupiers, businesses requiring a self-contained operational base, or purchasers seeking a commercial property with longer-term redevelopment optionality, subject to the relevant occupational and planning requirements.

STATUS
Vacant commercial property

SITE AREA
Approx. 2.5 acres

SETTING
Blackthorn, Oxfordshire - approx. 4 miles from Bicester

TENURE
Freehold interest

PLANNING UPSIDE
Detailed permission for 18 residential dwellings

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About
Shaws Farm

The property comprises a large established commercial complex arranged across a broadly level site. The existing buildings are configured around internal circulation areas with extensive areas of hardstanding and marked parking.

The scale and self-contained nature of the site provide flexibility for a range of business requirements. Prospective occupiers and purchasers should satisfy themselves as to the suitability of the existing buildings, services and lawful use for their intended operation.

Key Features

- Approximately 2.5 acre self-contained site
- Extensive existing commercial buildings
- Substantial hardstanding, circulation and parking areas
- Access from Station Road
- Edge-of-village setting with open countryside immediately adjoining
- Vacant possession
- Residential redevelopment consent provides an alternative exit / development strategy







Connectivity

- Bicester Village Station - approximately 3.4 miles
- Bicester North Station - approximately 4.7 miles; services to London Marylebone in under an hour
- M40 - convenient access to London / South East and Birmingham / Midlands
- London Luton Airport - approximately 38 miles | Heathrow - approximately 47 miles

Distances are approximate and should be independently verified.

Location

Shaws Farm is situated in Blackthorn, an Oxfordshire village approximately 4 miles south-east of Bicester. The location offers a rural setting while remaining within easy reach of Bicester and the wider Oxfordshire road network.

Bicester provides a wide range of retail, employment and service amenities. The M40 provides strategic road connectivity towards Oxford, London and the South East to the south, and Birmingham and the Midlands to the north.



Existing Site & Accommodation

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The site is currently developed with a substantial collection of commercial buildings of varying forms and sizes, together with extensive external areas. The source particulars do not provide a measured schedule of the existing commercial floor area.



Existing Accommodation

A measured commercial accommodation schedule should be prepared / confirmed before final marketing. Until then, the property should be marketed by reference to the approximately 2.5 acre site area and the extensive existing built accommodation shown in the photographs and plans.

Services

Purchasers and occupiers must determine whether the existing utility supplies are adequate for their proposed use and make allowance for any upgrades required.

Access & Parking

The property is accessed from Station Road and benefits from extensive existing hardstanding, circulation space and marked parking areas.

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Planning & Development Potential

In addition to the existing commercial opportunity, the property benefits from detailed residential planning permission. This provides purchasers with a significant alternative redevelopment strategy, while allowing the commercial property to be marketed first and foremost on the basis of the existing asset.

Local Planning Authority	Cherwell Council
Planning Reference	24/01237/F
Approved Scheme	18 residential dwellings
Approved Development	18 dwellings with access, parking, public open space and landscaping

CIL / S106 / BNG

CIL: not applicable. Draft S106 contributions: £319,297.54. Biodiversity Net Gain is provided on site with no off-site payment required.





Further Information:

METHOD OF SALE
The freehold interest is offered for sale. The source particulars describe the sale as unconditional and by informal tender.

TENURE & TITLE
The land forms part of HMLR Freehold Title Number ON203317. Additional adjoining land forming part of the title may be available by separate negotiation.

VAT
The land is elected for VAT and VAT is payable by the purchaser.

VACANT POSSESSION
The commercial marketing is to be presented on the basis of vacant possession, as instructed.

EXISTING USE / SUITABILITY
Prospective purchasers and occupiers should confirm the lawful existing use and satisfy themselves that the property is suitable for their proposed business use.

PLANNING
Detailed residential planning permission is in place under Cherwell Council reference 24/01237/F.

SITE INSPECTIONS
Strictly by prior appointment. No party should access the site without authorisation.

AML / FUNDS
Prospective purchasers will be required to provide proof and source of funds and information required to satisfy antimoney laundering checks.



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