



## THORNHILL PARK, HEADINGTON, OXFORDSHIRE

### Development Opportunity – Project Summary

On behalf of our client Shavriam Group (SPV – Sandhill Development Limited) we have been asked to secure expressions of interest in the proposed hotel scheme, which has full planning consent. It is our clients intention to engage with brands, operators and potential joint venture partners to deliver the hotel, which will form part of the wider scheme at Thornhill Park.

**Informal Expressions of Interest Sought by 17.00 on Monday 20 March 2023 from: Brands, Operators + Developers**

- 133 Bedroom Hotel (Planning Ref. 21/01695/FUL)
- Forming Part of Major Mixed Use Development including 402 New Homes + New 2,578 sq. m. Innovation Centre
- Adjacent to Thornhill Park and Ride, approx. 3 miles from Oxford City Centre
- Access Directly off A40 (Junction A8 M40 – 4 miles)

# GRAHAM + SIBBALD

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The Thornhill Park site is approximately 4.8 hectares (11.6 acres) and situated on the outskirts of the City of Oxford, near the district centre of Headington and adjacent to Risinghurst. The site is located approximately 3 miles from Oxford City Centre and is currently accessed directly off the A40, London Road by the Northern Bypass.

The Scheme is well-positioned in respect to the national motorway network and is located less than a mile from the Headington Junction roundabout and just 4 miles from Junction 8A of the M40. The site is adjacent to Thornhill Park & Ride, which is well served by local and national bus routes, including a 24-hour connection to Central London. The nearest train station is located west of Oxford City Centre, less than 4 miles away.

There is also an established cycleway linking the site to the City Centre. The site is within 1.5 miles of Headington High Street which offers a wide variety of cafes, food stores, other retail and community facilities. It is also well-connected to John Radcliffe and Churchill Hospitals, campuses of both the University of Oxford and Oxford Brookes University and Barton Leisure Centre.

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The whole scheme has been informed by engagement with Oxford City Council, Oxford Design Council, Risinghurst and Sandhill Parish Council, local residents and interest groups. In addition to the hotel the development will include 402 homes (of which 50% will be affordable - Class C3), a 158 sq m gym (Class D2), employment provision in the form of a 2,578 sq m Innovation Centre (Class B1), public open space, associated landscaping and the provision of a new vehicular access onto the A40.

Planning documents can be seen on the planning portal, [click on the following link to access: https://bit.ly/3FNFHAP](https://bit.ly/3FNFHAP)

## 3D Block Plan of Thornhill Park



Proposed hotel block coloured pink on the above plan.

### **For further information please contact:**

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