



LAND FOR SALE

## LAND OFF OXFORD ROAD

Adjacent to Bicester Avenue Garden Centre, Bicester, OX25 2NY

FREEHOLD DEVELOPMENT OPPORTUNITY SUITABLE FOR A VARIETY OF USES. ADJACENT TO THE POPULAR BICESTER AVENUE GARDEN CENTRE.

1.27 ACRES (0.51 HECTARES)



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## DETAILS

### DESCRIPTION

A prime plot of land suitable for development and available on a freehold basis. The site sits adjacent to the popular Bicester Avenue Garden Centre which attracts some 700,000 visitors per year.

### ACCOMMODATION

The site comprises the following areas:

Name	Size	Tenure	Availability
Outdoor - Development Land	1.27 Acres	For Sale	Available

### KEY FEATURES

- 1.27 acre clear site with opportunity for development for a variety of uses
- Located 1 mile to the south of Bicester town centre on the A41, adjacent to the Bicester Avenue Garden Centre
- Prime island site in the centre of three major developments to the south of Bicester
- Outlined in the Local Plan for employment generating developments
- Situated on the A41, which has approximately 34,000 vehicle movements per day, and connects Bicester to the M40

### OUTGOINGS

- **Price:** Price on application
- **Rates:**
- **Service charge:** n/a
- **Estate charge:** To be confirmed
- **EPC:** EPC exempt - No building present



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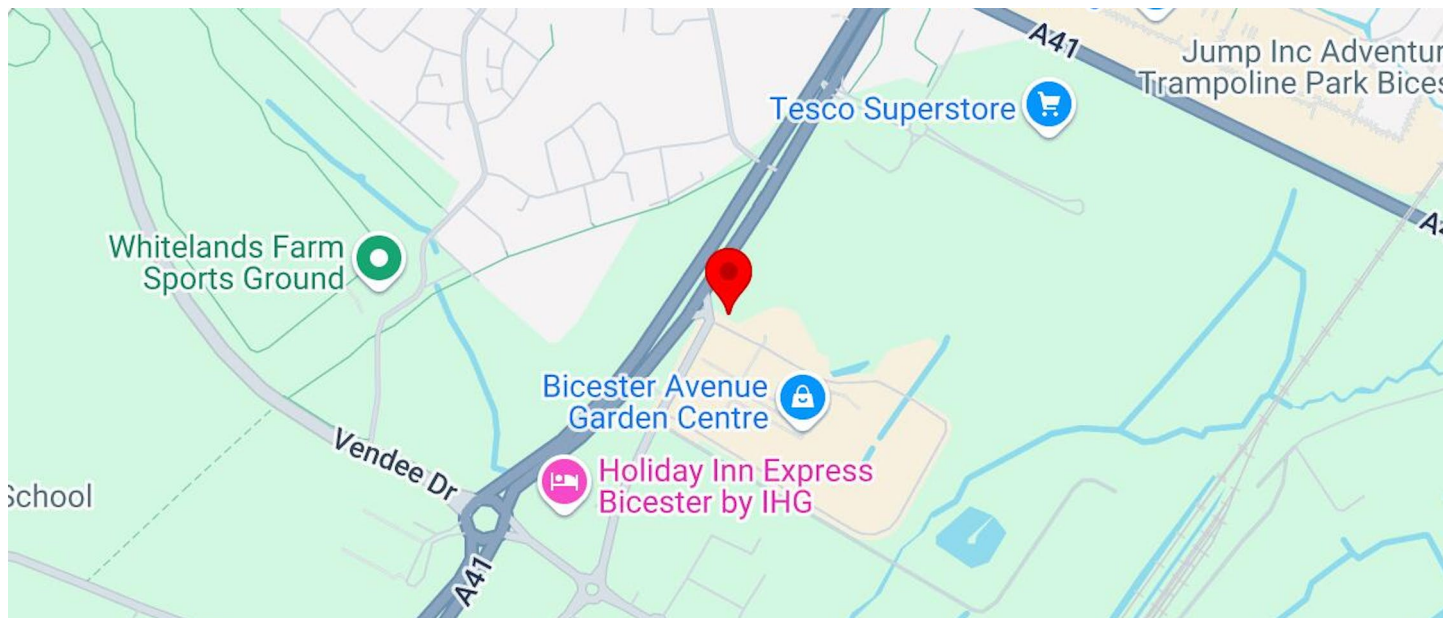
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## LOCATION



The site is located to the south of central Bicester, a historic town in the Cherwell district of north east Oxfordshire.

The site fronts the Oxford Road (A41) and is situated 1 mile to the south of Bicester town centre. The subject site is opposite a major residential regeneration area of new homes, shops, pub and leisure and educational facilities.

The proposed Bicester Office Park and Bicester Gateway are directly to the north and south of the site respectively where new office and leisure accommodation are being delivered. This includes a new David Lloyd health club and Holiday Inn Express.

## CONTACT US

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# Oxford Road, Bicester, OX25 2NY

Freehold development opportunity

## Location Plan





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LAND REMOVED FROM TITLE

LAND REMAINING UNDER THE TITLE

H	
G	
F	
E	
D	
C	
B	
A	

SITE ADDRESS	
BICESTER, OXFORD ROAD	

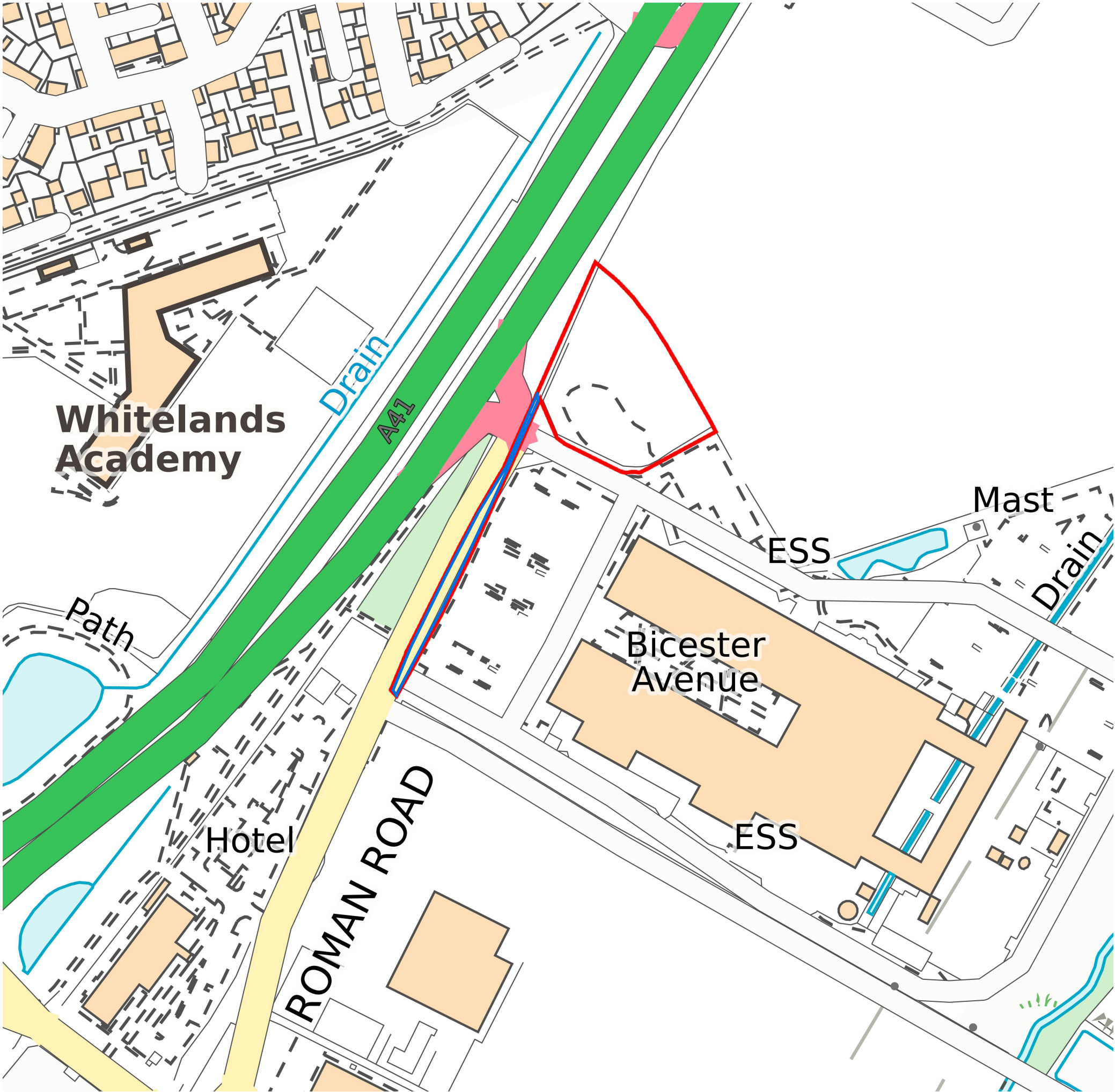
LOCATION PLAN

DRAWING NO.	BCST_E00_102		
ISSUE FOR INFORMATION			
PROJECT NO.		SCALE	1:2000@A3
DRAWN BY	ORD	REVISION	
CHECKED BY		DATE	28/07/2023



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