

FREEHOLD FOR SALE



Former Town Library,
Old Place Yard, Bicester
Oxon. OX26 6AU

3,800 sq ft / 353 sq m



01295 983 333
wild-property.co.uk



BICESTER

Bicester is at the forefront of the UK's growth plan with excellent infrastructure and land supply - enabling rapid expansion. The current population is 32,000 persons which by 2031 is set to increase to 50,000 (Cherwell District Council).

The town has easy access to both Junction 9 and 10 of the M40 as well as to the A43 and A34.

Bicester has two mainline railway stations providing a fast and reliable service via Chiltern Rail to London, Birmingham and Oxford. Bicester is also one of the stops on the route of East West Rail, which will link Oxford with Cambridge via Milton Keynes.

THE PROPERTY

The property was the former town library which relocated to larger premises in 2016. It is located between the town centre and Bicester Village in a charming location close to the Grade I Listed St Edburg's Church and a Grade II Listed dovecote.

In the late 12th century, Old Place Yard is said to have been the centre of an Augustinian Priory which was dissolved on the orders of Henry VIII in the mid-16th century. Although it is now a predominately residential area, it is still considered to be a site of archaeological significance.

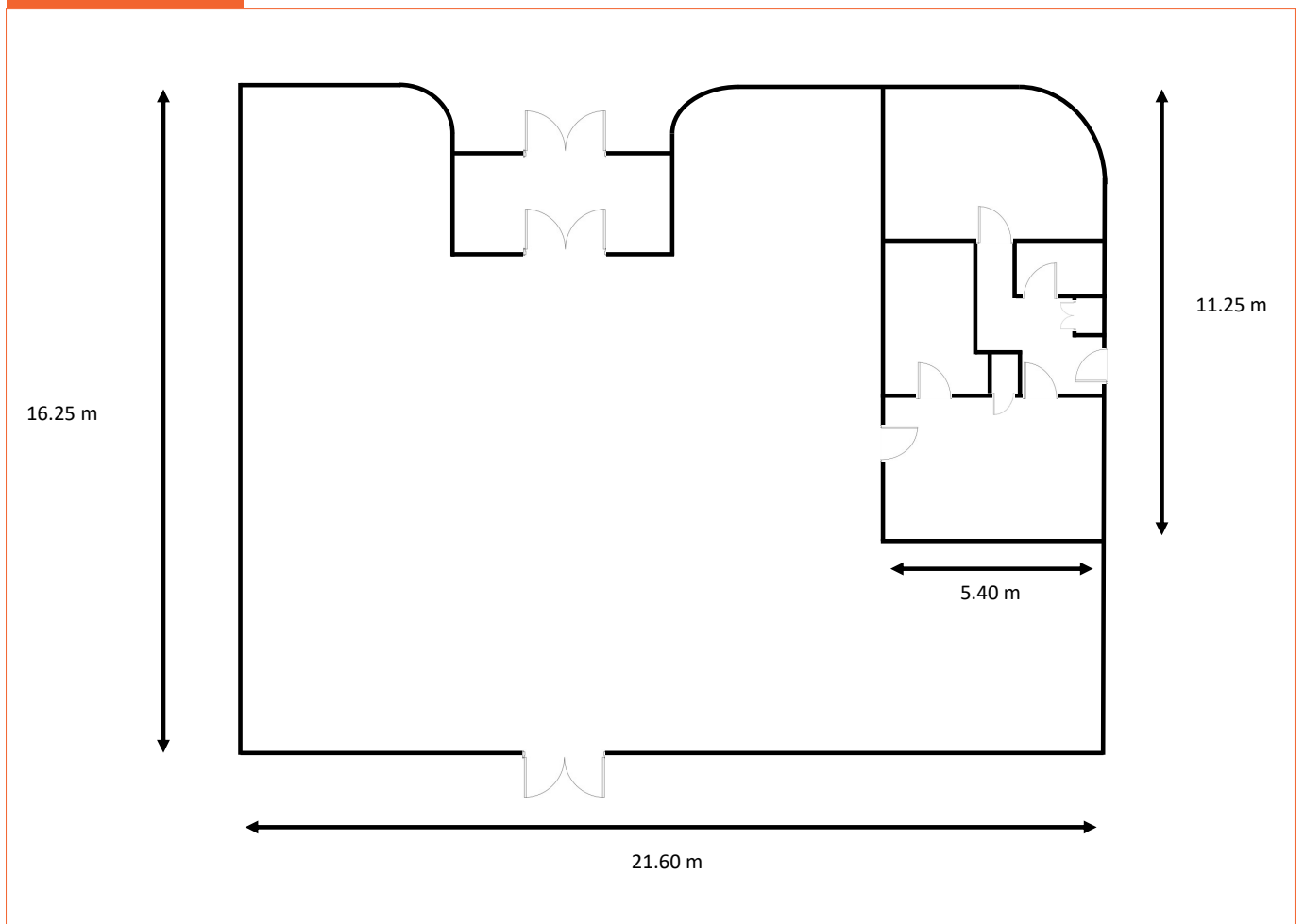
FRONT ELEVATION



OUTSIDE REAR VIEW



FLOOR PLAN





ACCOMMODATION

The property is ground floor and comprises the following:

Gross Internal Area	353 sq m	3,800 sq ft
---------------------	----------	-------------

There are mains services to the property but the gas and electricity has been disconnected.

PLANNING

We understand that the library was constructed during the 1960's with a planning consent for public library in local authority use. In 1999 consent was granted for an extension to the library, the consent was implemented.

Following the closure an application was permitted in 2020 for the demolition of the library and a subsequent application for the erection of a terrace of three affordable houses. This permission has now expired.

We have been informally advised by the Planning Officer that a change of use will require a planning application because the original consent was personal to the use by the local authority.

PARKING

The vendor is not able to grant rights for parking. There is no additional land to be included in the sale.

BUSINESS RATES

The Rateable Value for the property is £16,500 (effective April 2023).

ENERGY PERFORMANCE CERTIFICATION

In 2015 a Display Certificate was issued at C.

OCC Oxfordshire County Council Bicester Library, Old Place Yard BICESTER OX26 6AU	Operational rating C
Valid until 8 July 2025	Certificate number 9830-1078-0050-0800-4291

TERMS

The property is available at a Guide Price of £150,000, subject to contract.

VIEWING

A series of block viewings will take place. Email for further information.

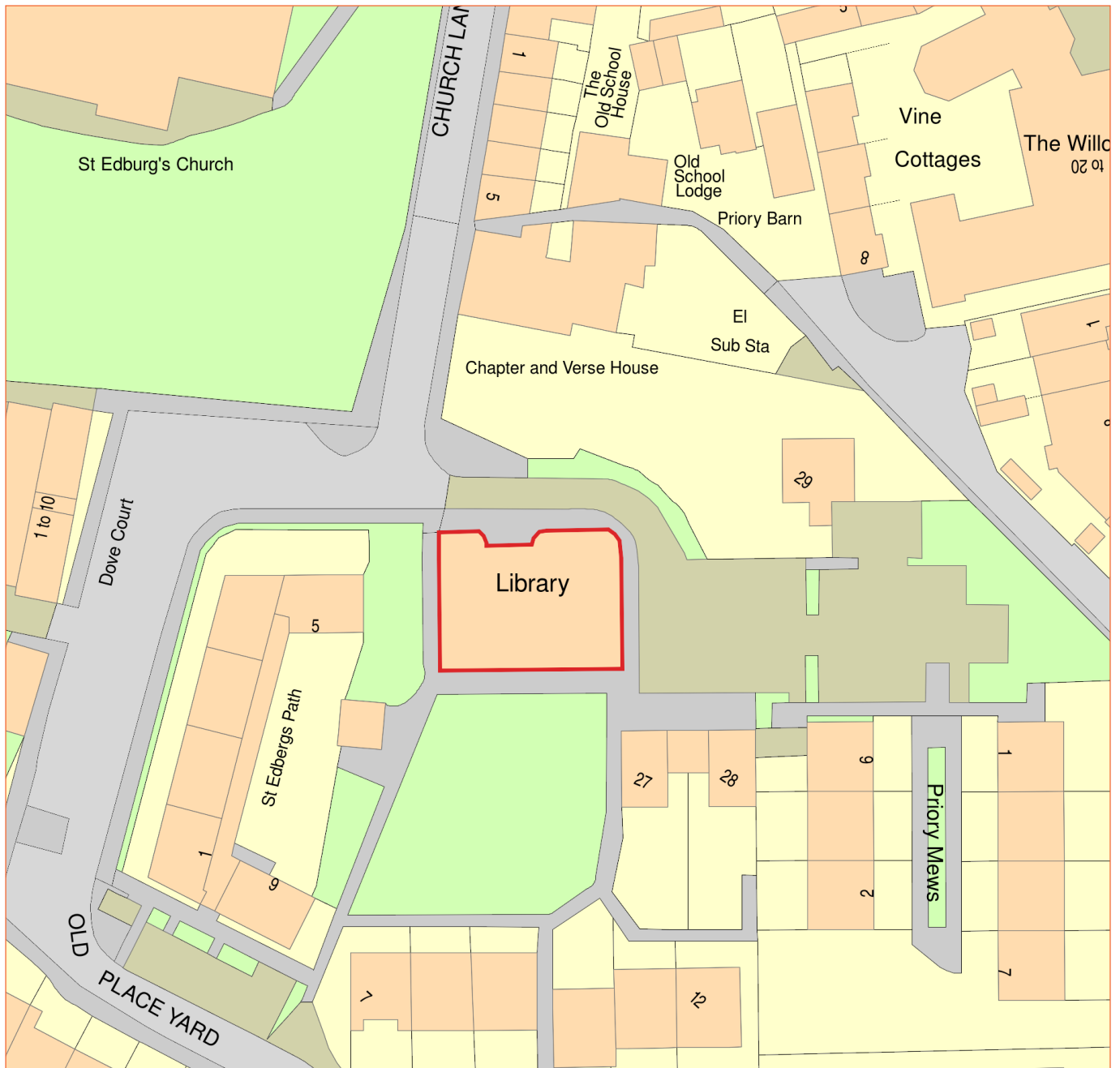
FURTHER INFORMATION

Is available from **Neil Wild**

t: 01295 983333

e: neil@wild-property.co.uk

www.wild-property.co.uk



IMPORTANT NOTICE

Wild Property Consultancy gives notice to anyone who may read these particulars as follows;

1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order.
4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs.
5. Any areas, measurements or distances referred to are approximate only.
6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee.
7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.