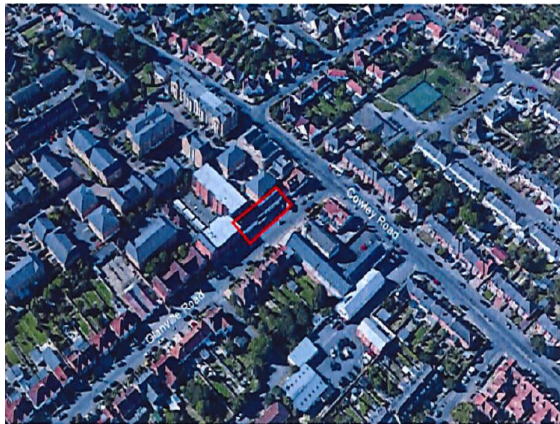
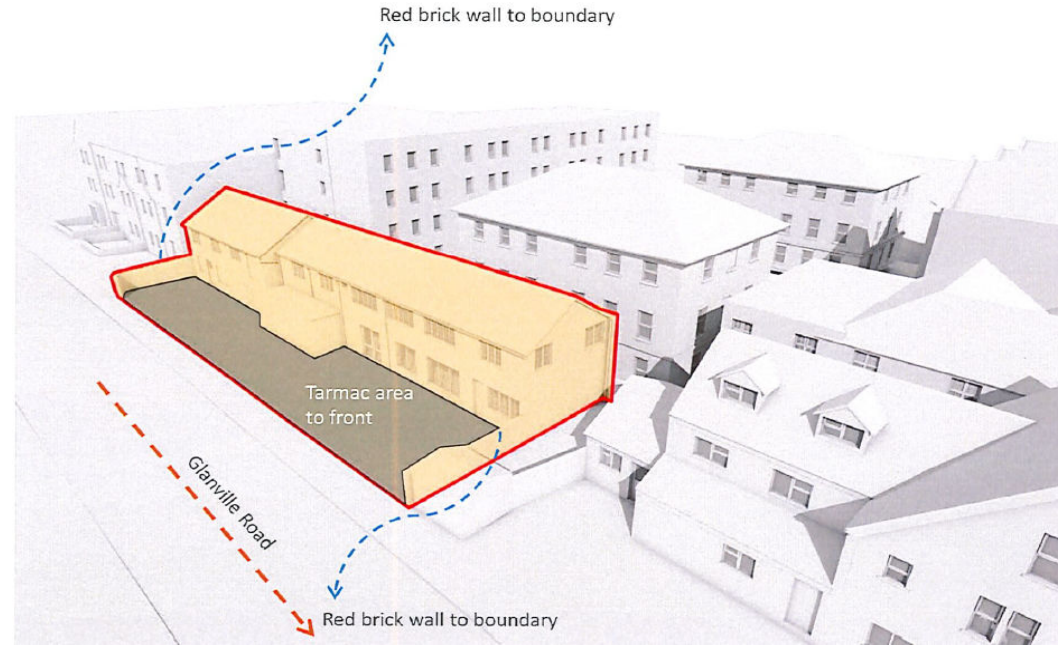


Canterbury Works - Redevelopment Opportunity

Glanville Road, Oxford, OX4 2DD

FOR SALE



- Site of approximately 505 sq m
 - Offers in excess of £800,000
- Planning permission granted for student accommodation with ground floor retail

WHITE COMMERCIAL SURVEYORS LTD

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LOCATION

The site is situated on the eastern side of Glanville Road, located off Cowley Road and approximately half a mile from the Cowley Shopping Area. 10 minutes from the centre of Oxford, the site has easy access to the Oxford ring road and the London to Birmingham M40. Glanville Road and the surrounding area is predominantly residential with a mix of private dwellings and existing student accommodation.

DESCRIPTION

The site and existing premises comprise a two-storey building with an approximate floor area of 505 sq m (0.05ha) with a depth of approximately 14m and a street frontage of approx. 36m. The premises currently used as a carpet and furniture showroom will be sold with full vacant possession.

The site does not fall within a designated conservation area, nor does it contain any listed buildings or structures, nor is it located within an area of known flood risk.

PLANNING INFORMATION

The site has been granted planning permission subject to conditions (18/02907/FUL) for the demolition of the existing two storey building for redevelopment with a part two and a half storey and part three storey building, providing a mixed use (A1, A2 or B1) to the ground floor and 12 x 1-bed student bedrooms at first and second floor.

Please see the dropbox for further details and information:

<https://www.dropbox.com/sh/25jm7vtfamn6z7b/AADe9T6cNEUbElKZhpGLPyxha?dl=0>

TERMS

The site and buildings are available freehold - offers are to be invited in excess of £800,000, subject to contract.

SERVICES

We understand that all mains services are connected to each premises, but advise none of these services have been tested by the agents.

VAT

The buildings are opted for taxation and as such VAT is chargeable.

RATEABLE VALUE

The rateable values for the buildings are £20,250 and £7,500.

Further information is available from White Commercial.

VIEWING AND FURTHER INFORMATION

Please contact Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk
or harvey@whitecommercial.co.uk



Chris White



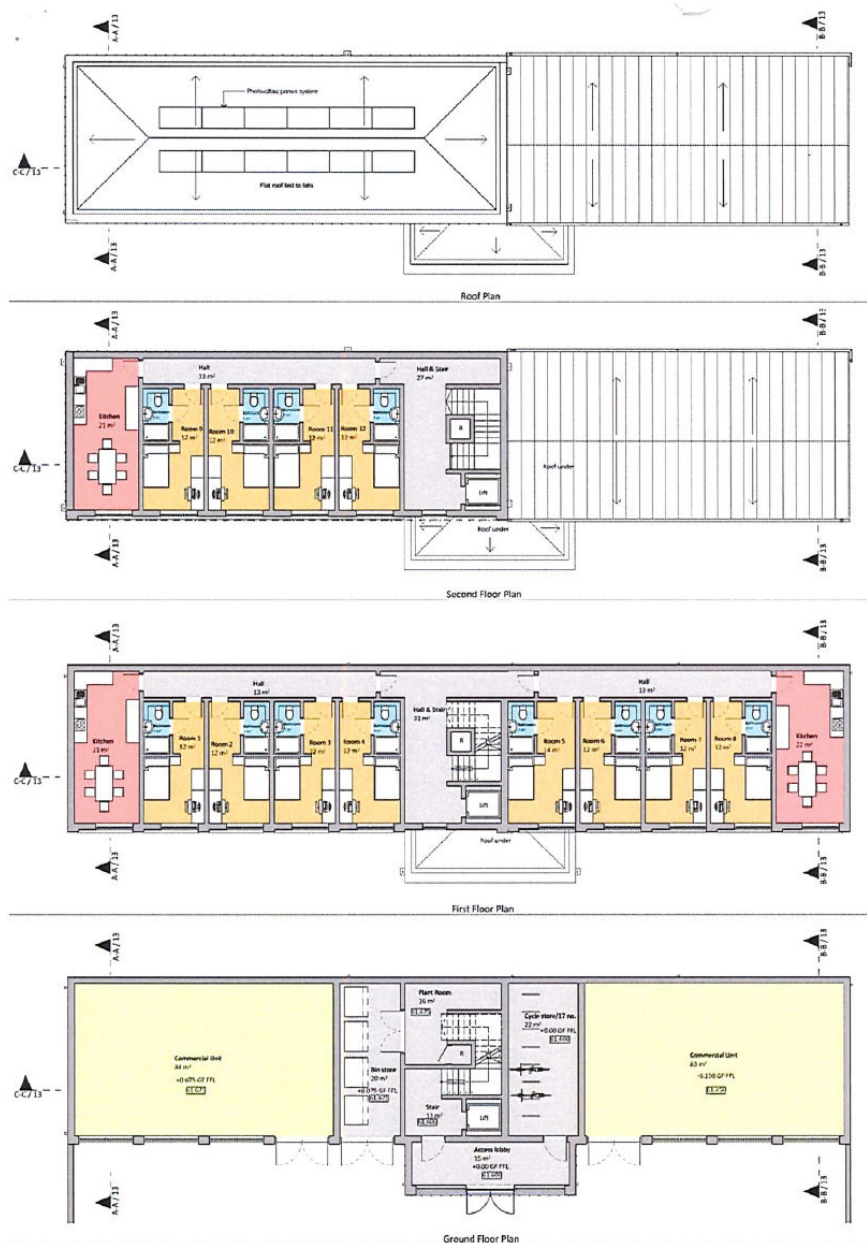
Harvey White

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

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Site Layout & Approach

The new building has been sited on the location of the existing building footprint and maintains the general building line along Glanville Road. This allows some car parking to remain to the front of the site directly off Glanville Road. The entrances to the retail units and student accommodation will be clearly defined.

The retail units will be located at ground floor, either side of the entrance to the student accommodation which will allow them to have their own independent access and parking. Also at ground floor, secure cycle storage, bin storage and plant room are centrally located and these are designed to be a discreet part of the design, incorporated within the main building volume, to avoid cluttering the public elevation and street scene.

A central entrance lobby to the student accommodation provides access to student rooms on upper floors allowing appropriate means of escape. On the first floor there will be 8 no. student bedrooms and 2 no. communal kitchen/living areas.

The proposal has been based around a central protected staircase with acceptable escape distances to each habitable room. This allows the communal kitchen areas to be located at each end of the building. The staircase continues up to the second floor, which has a further 4 no. student bedrooms and 1 no. communal kitchen/living area reflecting the layout on the first floor below.

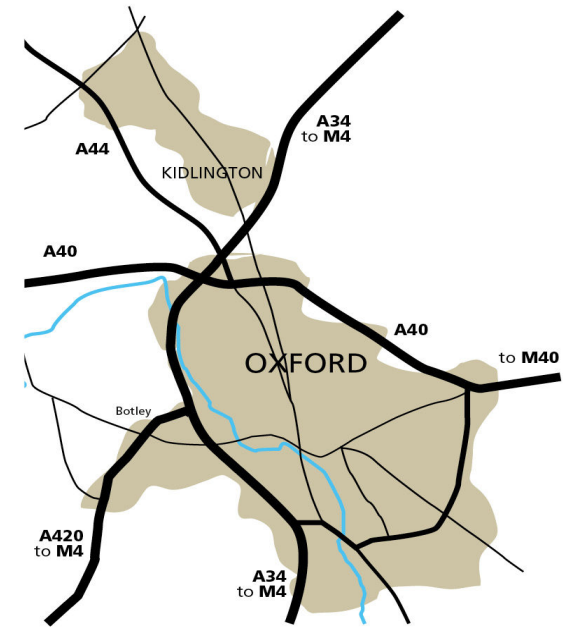
Taken from design and access statement.

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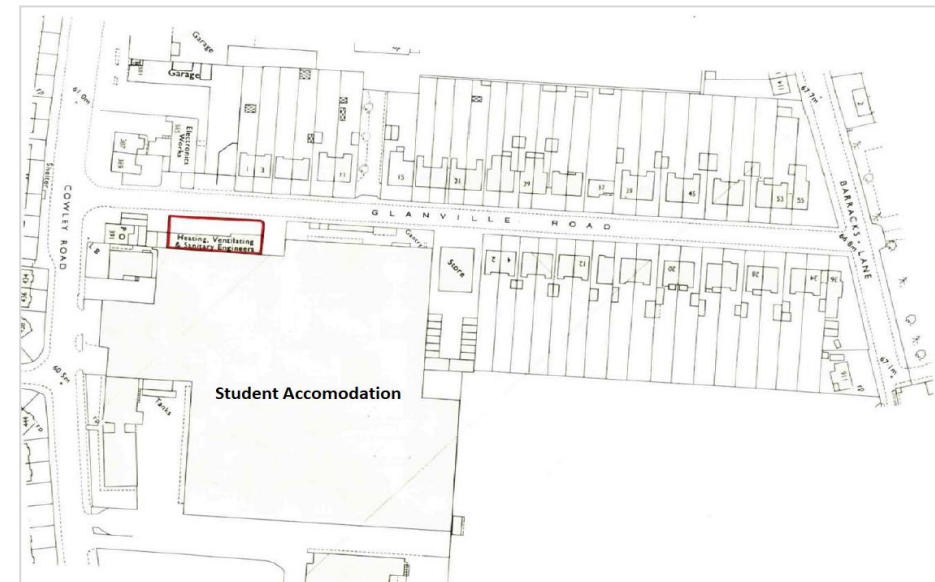
01295 271000



Viewing strictly by prior appointment with White Commercial:

white
commercial.co.uk

Contact: Chris White
or Harvey White
E: chris@whitecommercial.co.uk
E: harvey@whitecommercial.co.uk
T: 01295 271000



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