



Banbury Magistrates' Court

Warwick Road, Banbury, Oxfordshire, OX16 2AW

Unique Freehold Development Opportunity

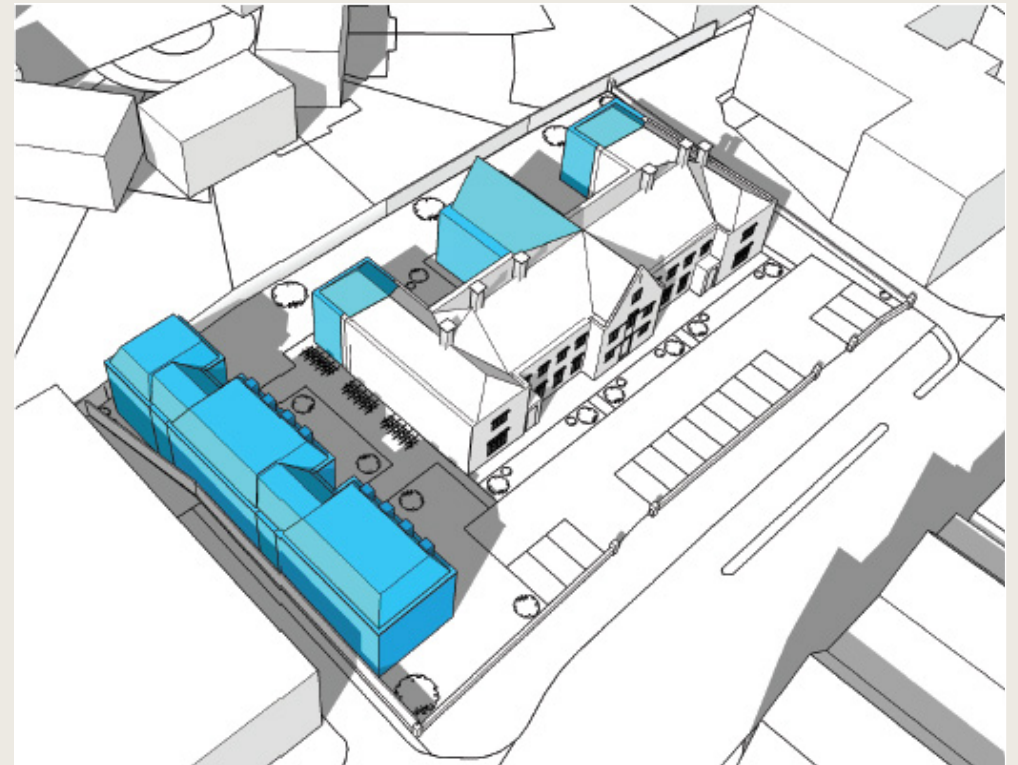
On behalf of



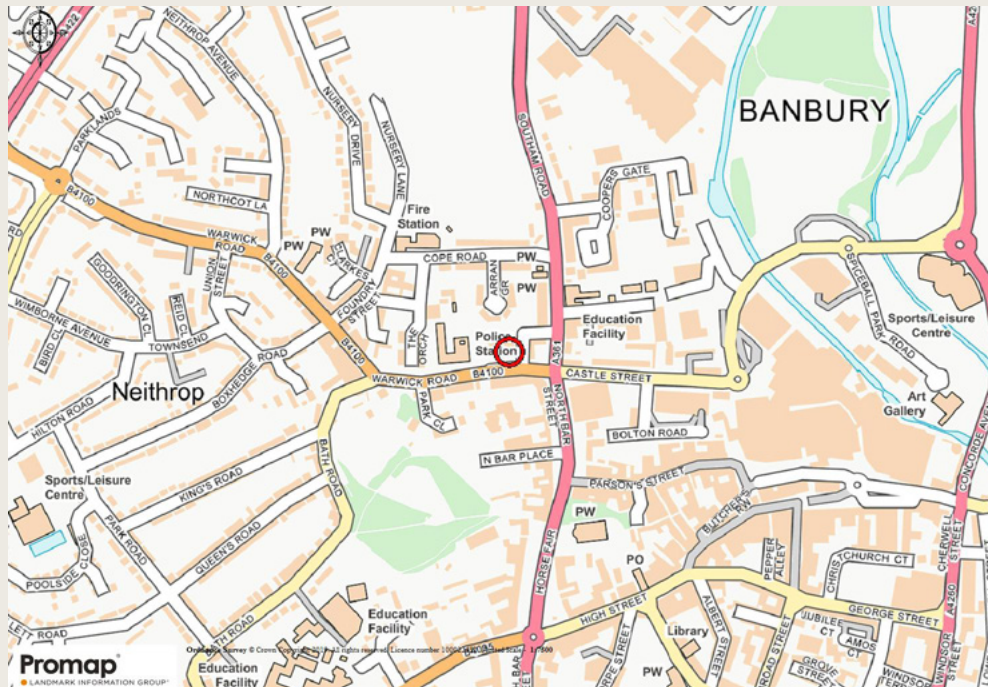
HM Courts &
Tribunals Service

Opportunity Summary

- **Freehold development** opportunity extending to approximately 0.71 acres (0.29 hectares).
- Pre-application response from the Council **supports the principle of residential redevelopment, with potential for 22 units.**
- Opportunity to acquire an **attractive period building** with potential for sympathetic residential redevelopment (subject to obtaining the necessary consents).
- Existing court building (D1 use) extends to a total GEA of **c.17,000 sq ft (1,600 sq m)** and an NIA of c.13,000 sq ft (1,200 sq m).
- The site is offered with the benefit of vacant possession.



Location



Banbury is a market town on the River Cherwell located in the county of Oxfordshire approximately 21 miles (33 kilometres) north by north west of Oxford and approximately 64 miles (103 kilometres) north west of central London.

In terms of public transport, there are several bus stops outside the property including in front of the police station. Banbury train station is approximately 0.7 miles (1.12 km) to the south east, providing services to central London in approximately 1 hour, Stratford-upon-Avon in approximately 1 hour, Birmingham in approximately 50 minutes and Oxford in approximately 20 minutes.



Neighbouring uses comprise of primarily residential accommodation in addition to Banbury Police Station, immediately to the west of the site.

Description

Existing Buildings

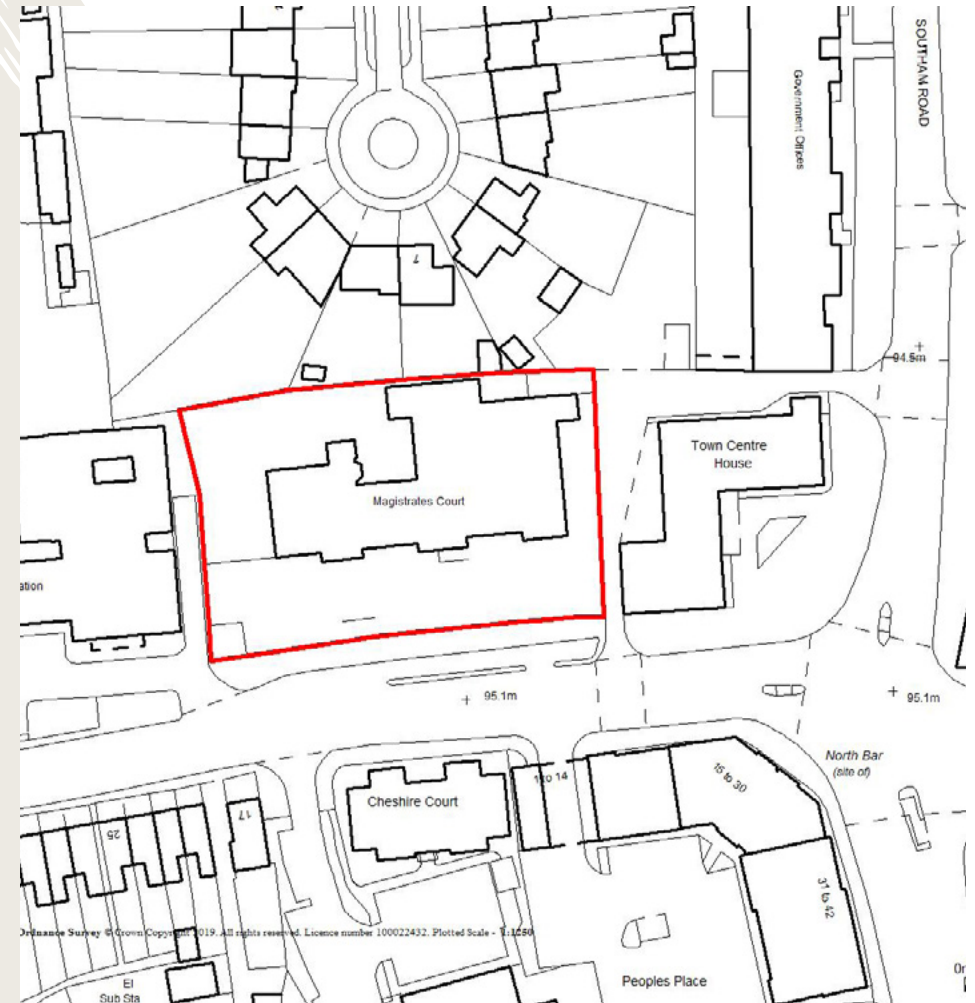
The existing building extends to a GEA of c.17,000 sq ft (1,600 sqm) and an NIA of c.13,000 sq ft (1,200 sq m).

The site area is approximately 0.71 acres (0.29 hectares).

The Court occupies a detached two storey building of traditional stone construction. There is a further single storey wing to the rear of the building comprising the cell block, van dock, east court room and ancillary areas.

Internally, the property is arranged as three court rooms on the ground floor and subdivided accommodation on the first floor used as offices, a kitchen area and WCs. There are approximately 25 car parking spaces.

The land is held freehold by HMCTS, registered with Land Registry under title number ON283975, and will be transferred to the buyer upon completion.



HMCTS freehold land (outlined in red for indicative purposes only)

Planning

The property lies within the administrative control of Cherwell District Council.

The property is a non designated heritage asset and is locally listed. The site is within the Banbury Conservation Area.

The property is set within a mixed use urban location, being situated with Banbury Police Station to the west and a former office building which has been converted into residential to the east. The wider area to the north and south is predominantly residential in character.

In principle, the site would be suitable for **residential redevelopment**.

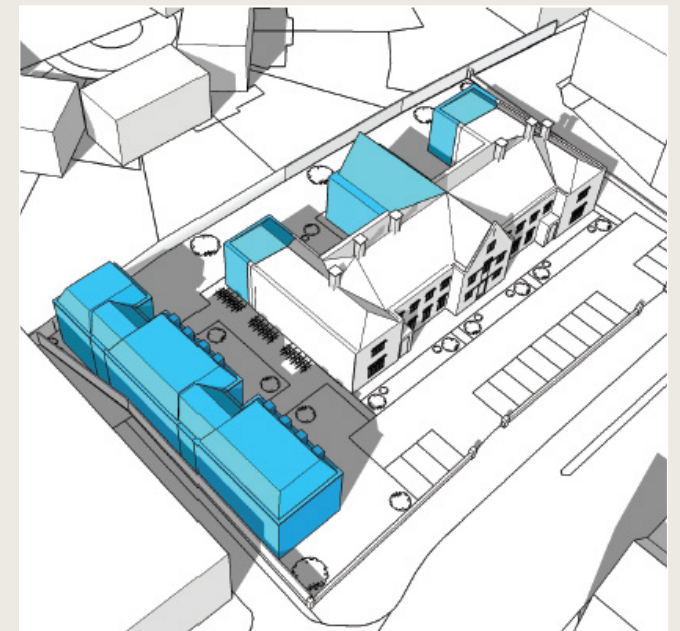
The Council have responded to the pre-application submission with a number of comments, including:

- the principle of change of use to residential is acceptable;
- the existing building can be re-used but will need to be appropriately configured to retain the existing façade and fenestration arrangements;
- the principle of using the existing roof loft space for development is acceptable;
- extensions to the rear (linear outshoots) are possible; and
- single storey extension to the west of the existing building could also be possible.

HMCTS have commissioned a planning appraisal which can be found in the data room. As part of the due diligence, architectural concept design work has been prepared to explore opportunity for residential development.



Architect Proposed Front Elevation



Architect Proposed Massing Model

Further Information

Title

The Property edged red is held freehold under the title number ON283975. The site will be offered with Vacant Possession.

EPC

An EPC has been prepared for the building and is rated C (66). A copy of the EPC and recommendation report is available to download from the data room.

Viewings & Further Information

Viewings are strictly through prior appointment only via the vendors sole agent JLL. Please contact Sarah Pickersgill on 020 7087 5096 to arrange.

Offer

Offers invited for our client's Freehold interest.

Overage/Clawback

Please see bid proforma for details.

VAT

We understand that the property is not elected for VAT and therefore VAT is not payable on purchase price.

Further Information

Please visit our dedicated data room to download further planning, legal and technical information.

<http://hmcts-courtdisposals.live.jll.com/banbury>

Contacts

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