



- > freehold site of approximately 1.4 acres
- > development potential (subject to consents)
- > full vacant possession

Former Burston Garage Site, School Hill, Charndon, Bicester, Oxfordshire, OX27 0BQ



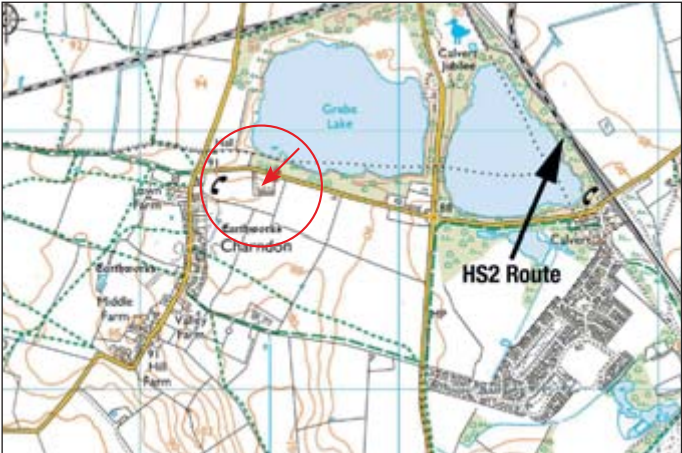
location:
Situating on the Charndon Village fringes, located to the west of the High Speed Rail Route (HS2) and between Bicester (village) and Aylesbury, (which both provide more comprehensive transport connections, shops, bars and restaurants). Road links include access to the A41 and M40.

description:
A former garage/ commercial haulage yard with buildings Total site acres: Approximately 1.4 acres

planning (Aylesbury Vale District Council):
History: Conesnt was granted on 16/11/1983 (Ref: 1041/83) for "Change of use to allow the storage of motor vehicles and maintenance and overhaul of motor vehicles" (personal PP to the previous owner). Subsequently on 29/10/1992 with ref: 92/1518 "Relaxation of persinal planning permission" APPROVED. Existing commercial building floor space approx 4,500 sq.ft. The planning office would potentially look very sympathetically at a scheme for commercial redevelopment. The site has been used with Government Dept. of Transport approval (Operators Licence) as a haulage yard from 1993 through to 2003, subsequently used for sale and distribution of commercial vehicles. Planning permission for the whole site refused for a proposed development of 14 x 2, 3 and 4 bed houses (Ref:APP/JO405/W/16/3154094). Refer to legal pack for copies.

Potential: The site may be considered suitable for a more sensitive rural design of less density focussing on the previously developed land to the south of the site (reflecting the rural character of the area) and incorporating a private driveway to the west – subject to planning. Purchasers to rely upon their own enquire in this respect.

to view:
Strictly by arrangement with the auctioneers. Please see important advice for viewers on page 16 of the catalogue.



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