



Priory Grove, St Frideswide

A unique self build opportunity in a popular location in North Oxford

Priory Grove, Banbury Road, St Frideswide, Oxford, OX2 8HF



croudacehomes

Priory Grove Self Builds

A rare opportunity to acquire one of just five self-build plots on the highly anticipated Priory Grove development in Oxford. The plots have outline planning, which will need to be refined to the purchaser's requirements working within the design code set out within the brochure.

Timescales

Construction can start when the rest of the building on site finishes, which is anticipated to be at the end of 2025. Advisors have suggested the design and planning process will take approximately 6 months, with purchasers working with architects and planning specialists to finalise their designs.

Priory Grove Overview

The 5 plots form part of a wider development by Croudace Homes. They sit at the edge of the site. Over 20% of the development is given to open space with two play areas, there is also hedgehog fencing and domes, bird/bat boxes and bug hotels incorporated in the site. Please note that there are future developments planned in the adjacent fields, which should be considered.

The Location

Families are well served by amenities close by in Summertown, Kidlington or Oxford City, also on the doorstep are numerous well-regarded schools.

The development is close to Oxford Parkway and is served well by buses into and out of Oxford.



Tenure

Freehold

Local Authority

Cherwell District Council

Estate Charge

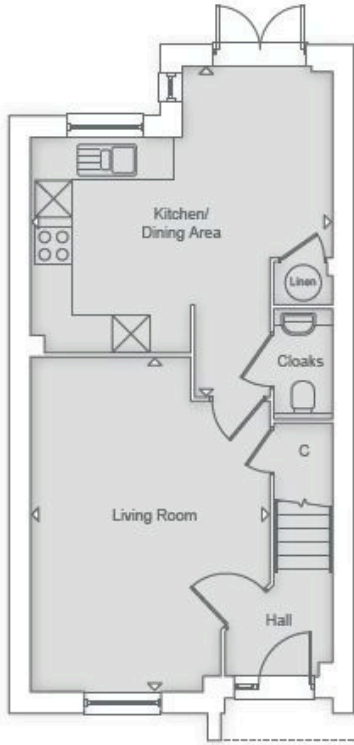
Estate charges will apply with a contribution towards upkeep of the development.

Viewing

Access to site is limited, and it may not be possible to show the plot until



Floor and Site Plan

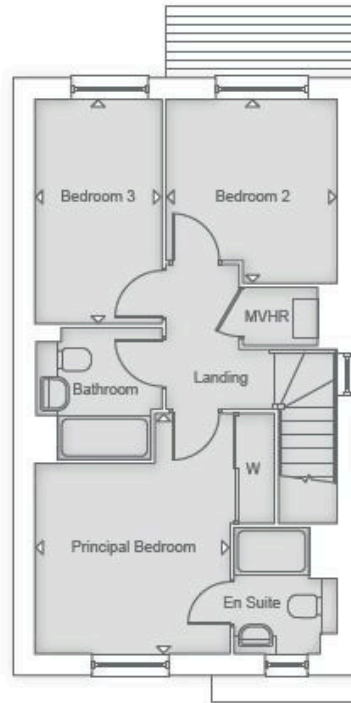


Ground Floor Plan

Kitchen/Dining Area
5.37m x 4.90m
17' 7" x 16' 0"

Living Room
5.69m x 3.88m
18' 8" x 12' 8"

(Type B3017 - Self Build)
St Frideswide
Plots 26, 27, 28,
29, 30 Handed

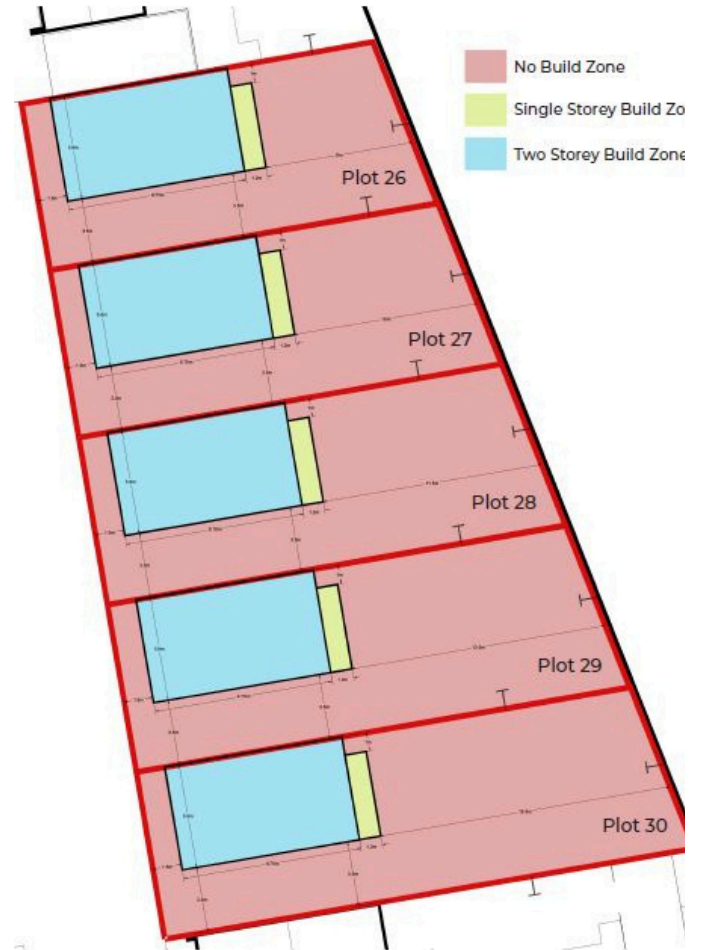


First Floor Plan

Principal Bedroom
3.91m x 3.17m
12' 9" x 10' 4"

Bedroom 2
2.99m x 2.77m
9' 9" x 9' 1"

Bedroom 3
3.65m x 2.06m
11' 11" x 6' 9"



- No Build Zone
- Single Storey Build Zo
- Two Storey Build Zone

Design Code and Planning Requirements

Plot Provisions

The plots will be fully serviced with electricity, water, drainage and telecoms connections available from a strategic multi use mains corridor within the boundary of each plot. The plot purchaser is to arrange the connection between the mains and the dwelling with the utility providers.

The Process

The design process will involve a series of stages to produce work on your behalf. Your Architect and Design Team will carry out this work which should include the following:

The feasibility of the proposals.

Developing design proposals Applying for statutory approvals (Planning Approval & Building Regs approval)

Preparing construction packages.

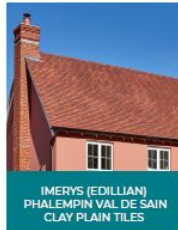
Your team should therefore be aware of the design planning standards and building regulations that your new house needs to comply with.

Materials Palette

WALLS



ROOFS



Planning Criteria

No structure is to be built or erected within the No Build Zone shown on the plan at the front of this document. The proposed building line must respect the approved adjacent properties. 2 storey building and single storey building to be limited to the Two Storey and Single Storey Build Zone on the plan at the front of this document. Each plot can only contain one individual dwelling and plots cannot be combined.

A dwelling must be no more than 2 storeys with a maximum ridge height of 9m measured from the DPC level of the proposed dwelling.

Parking

The number of car parking spaces is determined by the Local Planning Guidance. Parking spaces can be accommodated within garages and carports - although garages and carports must be in accordance with the allowable build zone requirements. Parking should be discreetly positioned at the side of dwellings rather than at the front and electric car charging points should be incorporated.

House Performance

The building design should consider sustainability from the outset with renewable energy provision integrally designed. In order to meet current building regulations minimum criteria, a holistic approach to house energy is required. A consideration by the design team should be given to Fabric First Approach (Insulation, Airtightness); provision of fresh air within the house (MVHR) and avoidance of thermal bridging via detailing.

Renewables

A provision for renewables is recommended to be considered for individual dwellings which will assist in meeting the overall Oxford City Council strategy on sustainability and will likely help to achieve Planning Permission. An array of renewables should be included when building Solar/PV Panes and Air/Ground Source Heating.

Windows and External Doors

Purchasers are encouraged to use windows with high-efficiency glazing with low U-values, but these should match the style and colour of windows in adjacent plots. Purchasers are free to choose whichever door colour they wish.

Boundary Treatment

The access from Banbury Road to the plots will be constructed by Croudace Homes. The access drives within the plots are to be constructed by individual plot owners using Brett Omega Block Paving in Natural colour to match adjacent properties on the site. Boundary treatments should not exceed 1.8m in height and the design aesthetic should be in line with the planning policies.

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