



CRICKETERS FIELD

BANBURY

A UNIQUE RENTAL INVESTMENT OPPORTUNITY OF 12 APARTMENTS IN THE HEART OF BANBURY

Stanbra
Powell

THE INVESTMENT

Introducing Cricketers Field, Banbury

Located in the historic market town of Banbury, Cricketers Field offers a unique opportunity to acquire twelve well-maintained, two-bedroom apartments. The development consists of two separate blocks, each containing six apartments, offering both comfort and convenience for tenants and investors alike.





THE INVESTMENT

Key Features

- **Modern Finish:** Each apartment has been finished to a high standard, offering stylish living spaces with spacious accommodation throughout. The energy ratings of the apartments range between B & C, demonstrating their energy efficiency.
- **The Cricketers' Pub Conversion:** The development was originally the Cricketers' Pub, purchased by the current owners in 2010. After undergoing a conversion, the pub was transformed into six two-bedroom apartments, completed in 2012. These apartments benefit from modern fittings and a spacious layout.
- **Cricketer's Field Development:** Built in 2013, Cricketer's Field includes an additional six two-bedroom double apartments. These apartments continue the theme of contemporary living with excellent finishes.
- **Potential for Expansion:** Between the two blocks, there is a studio space which could be converted into an additional rental unit (subject to the necessary planning permissions). This offers further potential for income generation.
- **Ample Parking:** The property includes ample parking for all twelve apartments, ensuring convenience for residents.

THE INVESTMENT

Ideally Located

- **Town Centre Access:** The apartments are within walking distance to Banbury town centre, where you'll find a variety of shops, restaurants, and local amenities.
- **Transport Links:** The development offers excellent transport connections:
 - Banbury Train Station is just a short walk away, offering direct services to London, Oxford, and Birmingham.
 - The property also benefits from close proximity to M40 Junction 11, making it an ideal location for those commuting by car.





THE INVESTMENT

Investment Summary

Cricketers Field represents an excellent opportunity for investors looking to acquire a **fully let, high-yield residential block** in a growing commuter town. With its attractive location, high-quality finishes, and the potential for further rental development (via the studio conversion), this property is sure to be a highly lucrative investment.

For further details or to arrange a viewing, please don't hesitate to get in touch.



Cricketers Field

APARTMENTS 1 & 2

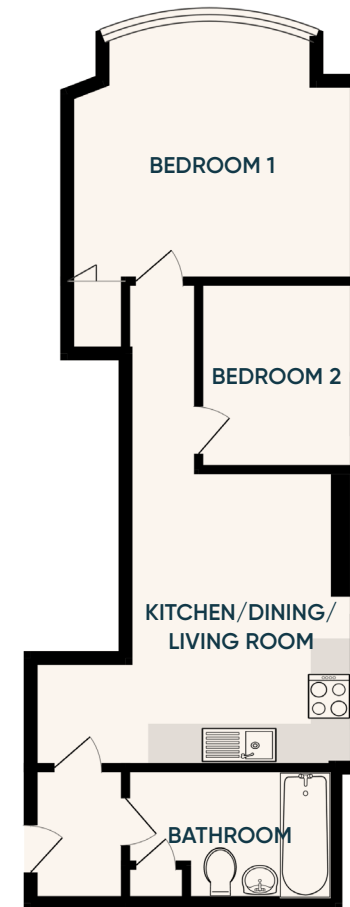
Block 1 / Ground Floor



DIMENSIONS

Kitchen/Dining/Living Room	14'5" x 14'4"	4.39m x 4.37m
Bedroom 1 (into bay)	13'9" x 12'2"	4.19m x 3.71m
Bedroom 2	10'6" x 6'9"	3.21m x 2.06m

510 sq.ft. (47.4 sq.m.) approx.



DIMENSIONS

Kitchen/Dining/Living Room	13'9" x 13'0"	4.19m x 3.96m
Bedroom 1 (into bay)	12'4" x 10'5"	3.76m x 3.18m
Bedroom 2	8'0" x 6'9"	2.44m x 2.06m

429 sq.ft. (39.8 sq.m.) approx.



Cricketers Field

APARTMENTS 3 & 4

Block 1 / First Floor



DIMENSIONS

Kitchen/Dining/Living Room	17'1" x 10'0"	5.20m x 3.04m
Bedroom 1	10'2" x 7'6"	3.10m x 2.28m
Bedroom 2	9'4" x 7'5"	2.84m x 2.26m

441 sq.ft. (41.0 sq.m.) approx.



DIMENSIONS

Kitchen/Dining/Living Room	14'5" x 14'0"	4.39m x 4.27m
Bedroom 1	13'7" x 8'8"	4.14m x 2.64m
Bedroom 2	11'2" x 7'9"	3.40m x 2.35m

492 sq.ft. (45.7 sq.m.) approx.



Cricketers Field

APARTMENTS 5 & 6

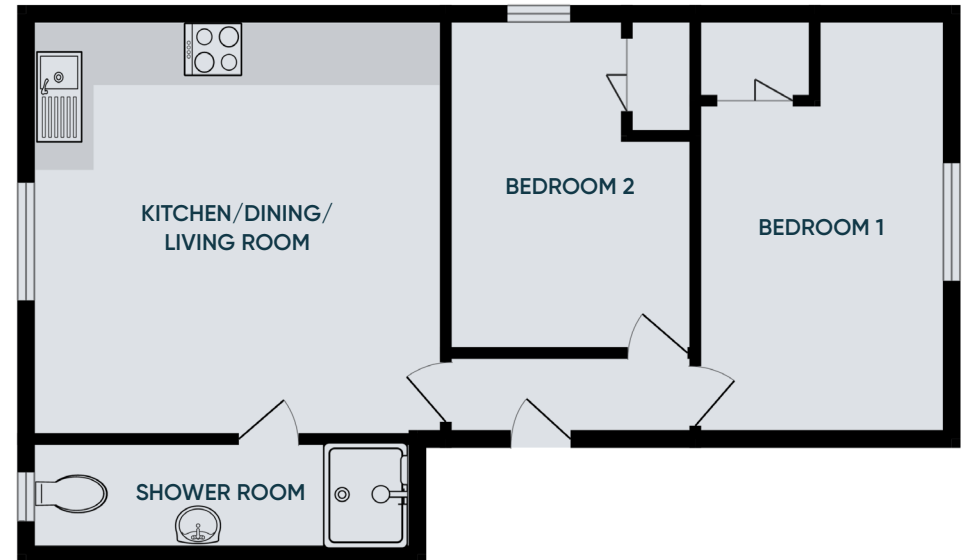
Block 1 / Second Floor



DIMENSIONS

Kitchen/Dining/Living Room	17'0" x 11'1"	5.19m x 3.39m
Bedroom 1	12'3" x 7'3"	3.73m x 2.21m
Bedroom 2	9'4" x 7'1"	2.84m x 2.16m

446 sq.ft. (41.4 sq.m.) approx.



DIMENSIONS

Kitchen/Dining/Living Room	14'3" x 14'1"	4.35m x 4.29m
Bedroom 1	14'8" x 8'7"	4.47m x 2.62m
Bedroom 2	11'5" x 8'4"	3.47m x 2.55m

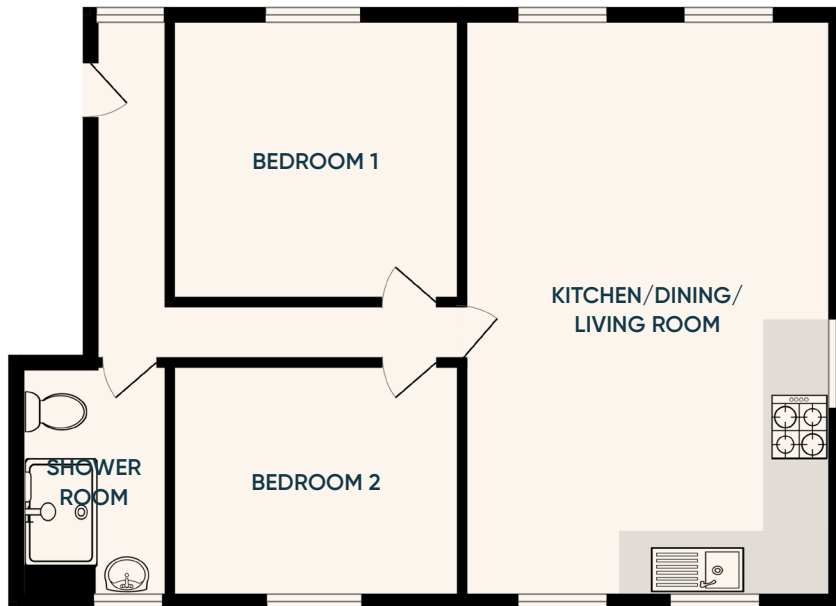
494 sq.ft. (45.9 sq.m.) approx.



Cricketers Field

APARTMENTS 7 & 8

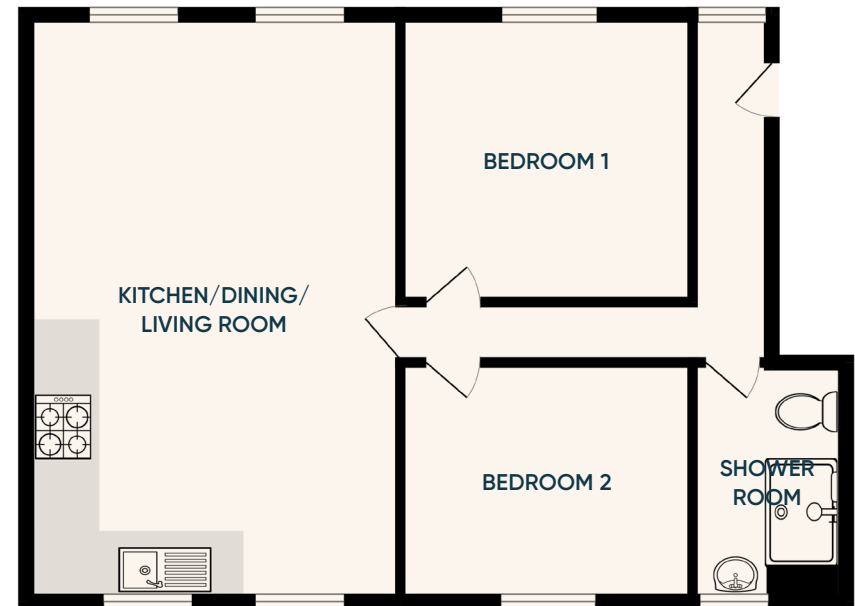
Block 2 / Ground Floor



DIMENSIONS

Kitchen/Dining/Living Room	24'1" x 13'9"	7.34m x 4.19m
Bedroom 1	10'8" x 9'9"	3.25m x 2.97m
Bedroom 2	10'9" x 8'9"	3.28m x 2.67m

629 sq.ft. (58.4 sq.m.) approx.



DIMENSIONS

Kitchen/Dining/Living Room	24'1" x 13'9"	7.34m x 4.19m
Bedroom 1	10'8" x 9'9"	3.25m x 2.97m
Bedroom 2	10'9" x 8'9"	3.28m x 2.67m

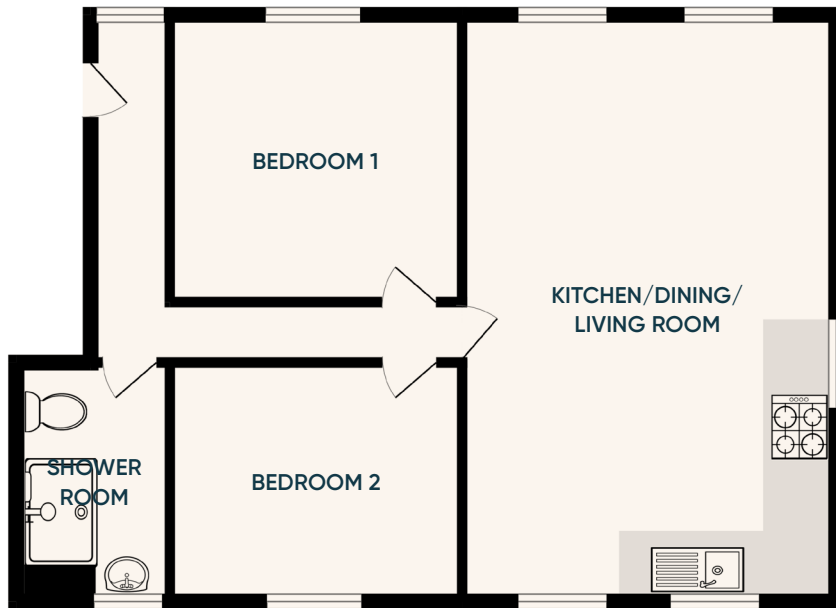
629 sq.ft. (58.4 sq.m.) approx.



Cricketers Field

APARTMENTS 9 & 10

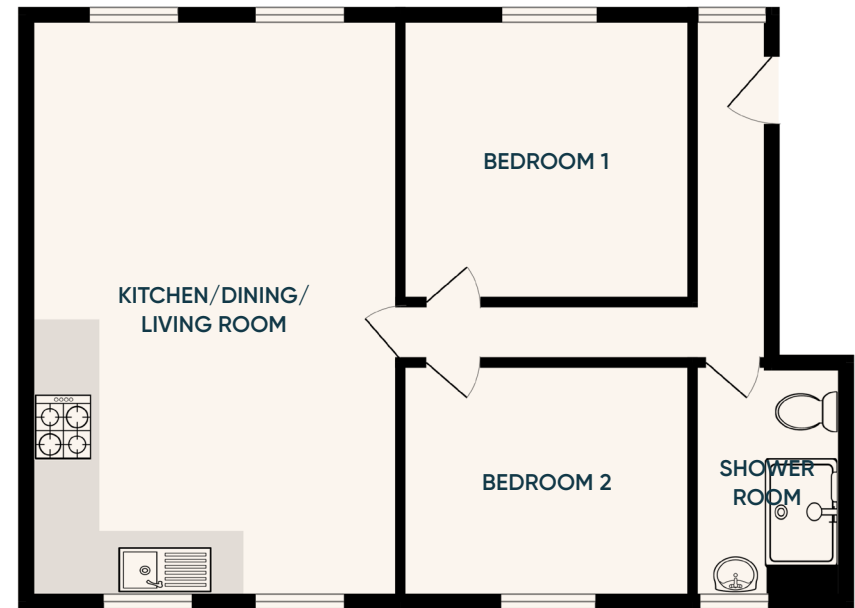
Block 2 / First Floor



DIMENSIONS

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629 sq.ft. (58.4 sq.m.) approx.



Cricketers Field

APARTMENTS 11 & 12

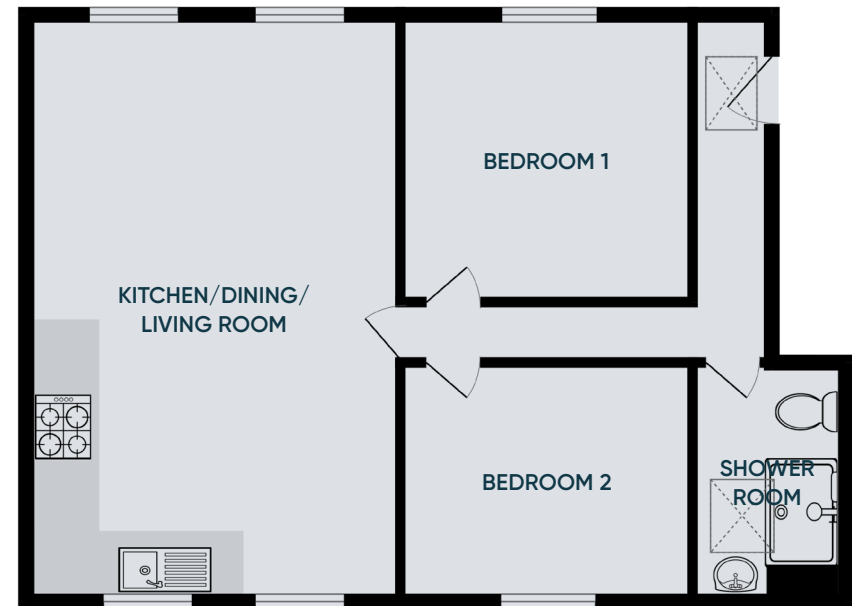
Block 2 / Second Floor



DIMENSIONS

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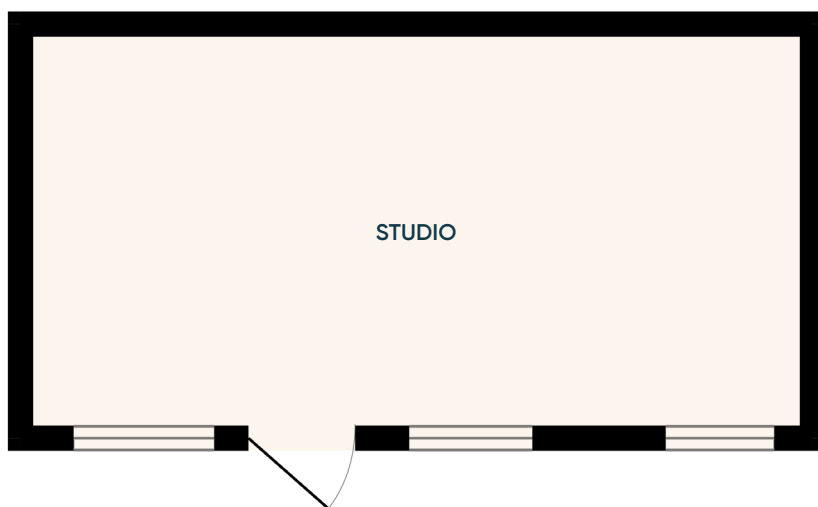
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Bedroom 1	10'8" x 9'9"	3.25m x 2.97m
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Cricketers Field

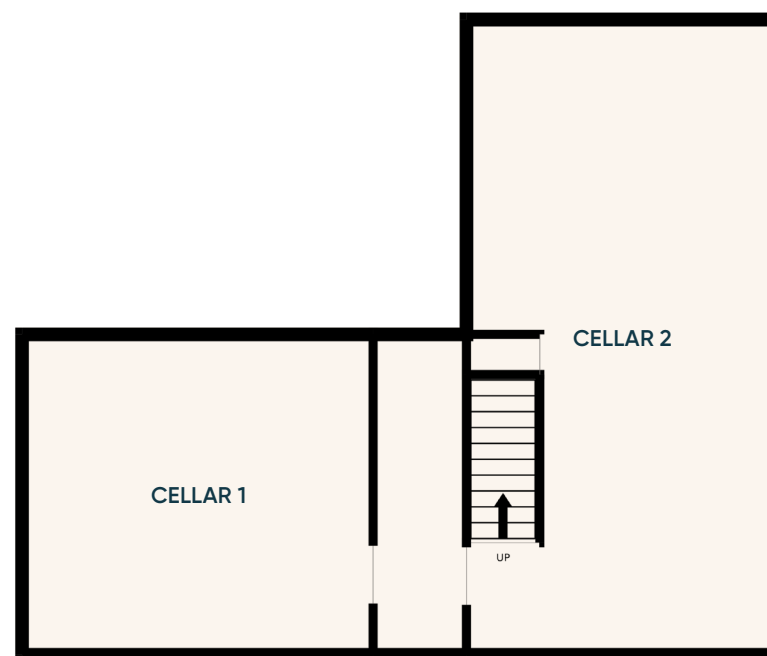
STUDIO & CELLAR



DIMENSIONS

Studio	18'6" × 9'8"	5.64m x 2.95m
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179 sq.ft. (16.7 sq.m.) approx.



DIMENSIONS

Cellar 1	15'2" x 13'6"	4.62m x 4.11m
Cellar 2	31'8" x 13'6"	9.65m x 4.11m



LOCAL AREA

Banbury: *The Sunshine Town of Oxfordshire*

Banbury is a charming Oxfordshire market town and gateway to the Cotswolds, surrounded by the beautiful Cherwell Valley. The symbol of the sun has been associated with the town since the 1500s and features throughout its architecture and on the Banbury Coat of Arms giving its name of The Sunshine Town. The majestic bronze statue proudly standing at the Banbury Cross depicts a Fine Lady Upon a White Horse that appears in the famous nursery rhyme Ride a cock horse to Banbury Cross.

The beautiful waterways of the Oxford Canal and River Cherwell running through the centre of Spiceball Country Park provide a tranquil setting for the wealth of culture and experiences that can be found in Banbury. The medieval Corn Exchange marks the entrance to the Castle Quay Shopping Centre. Lock 29's cool industrial vibe

and waterfront location echoes Banbury's past while also offering a diverse and inviting array of artisan food and drink locations. Local markets are held in the town every week on Thursdays and Saturdays in the Market Place, as well as a farmers' market on the first Friday of every month.



Schools & Nurseries

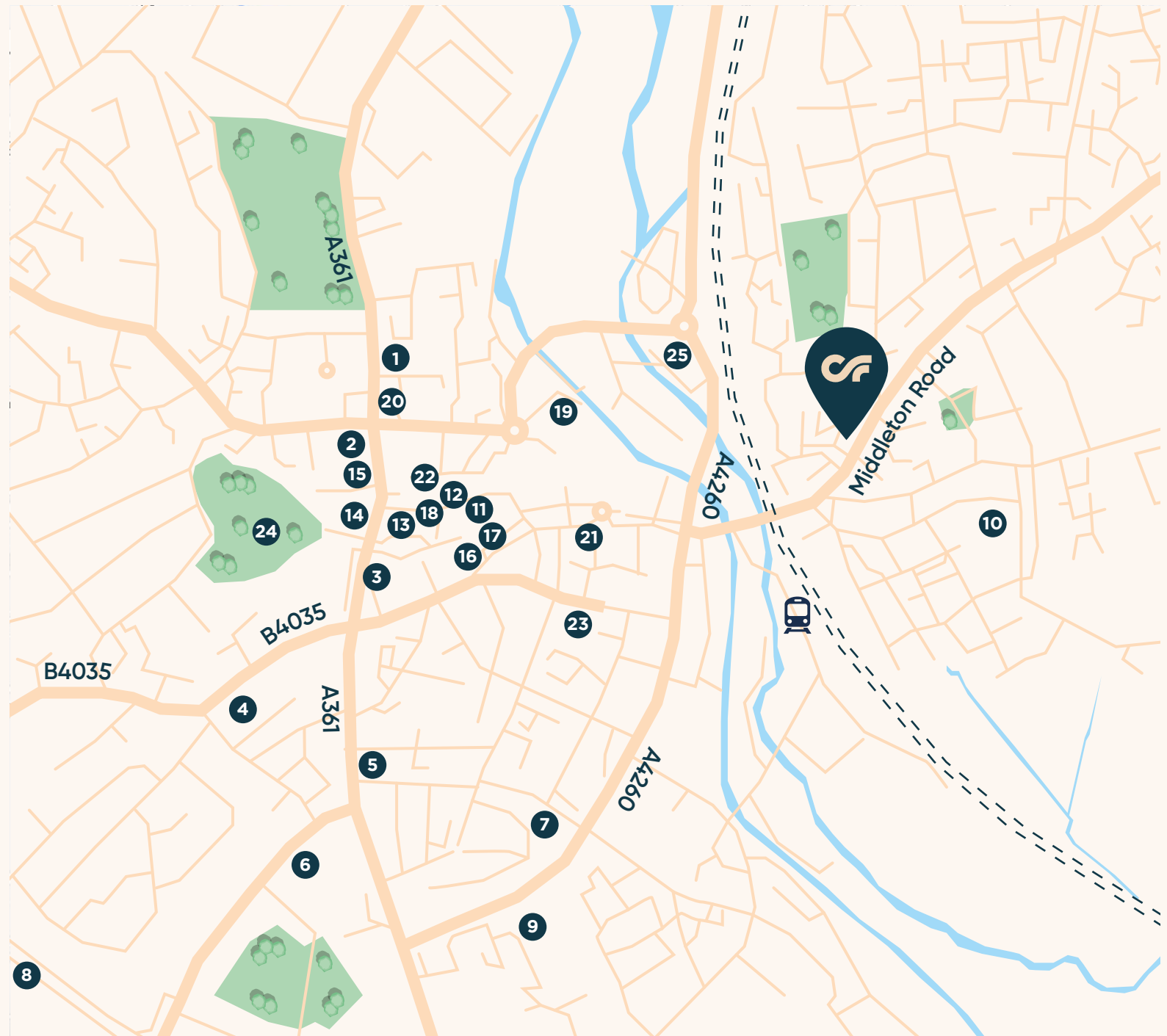
- 1 St Mary's Church of England School
- 2 Banbury Primary School
- 3 Smart Tots Day Nursery and Pre-School
- 4 Meadow Brook College
- 5 St John's Priory School
- 6 Harriers Banbury Academy
- 7 The Close Day Nursery School
- 8 Queensway Primary School
- 9 Horton Day Nursery
- 10 Dashwood Banbury Academy

Pubs, Bars & Restaurants

- 11 Zushi Japanese restaurant
- 12 Siam House Thai restaurant
- 13 Jool Indian restaurant
- 14 La Foglia Italian restaurant
- 15 3 Flavours restaurant and wine bar
- 16 Cafe Veneto restaurant
- 17 The Coach & Horses
- 18 The Old Auctioneer
- 19 Pinto Lounge restaurant
- 20 The Three Pigeons Inn

Fitness & Recreational

- 21 The Exercise Lounge
- 22 Spit'n'Sawdust Boxing & Fitness Gym
- 23 Gymophobics Banbury
- 24 People's Park
- 25 Spiceball Leisure Centre



A PREMIER LOCATION

Super links, locally & further afield



By Train

**CRICKETERS
FIELD***

15mins

BICESTER

18mins

OXFORD

18mins

LEAMINGTON SPA

44mins

READING

52mins

**BIRMINGHAM
NEW STREET**

52mins

MARYLEBONE



By Car

**CRICKETERS
FIELD***

25mins

BICESTER VILLAGE

25mins

SOHO FARMHOUSE

36mins

OXFORD CITY CENTRE

1hr45mins

CENTRAL LONDON

*Please note: Train times stated are departing from Banbury railway station.
All travel times stated are approximate, calculated using Google Maps and
Trainline.com. Map shown is for illustrative purposes only and not to scale.



Stanbra Powell

Estate Agents
Valuers
Property Lettings

All enquiries

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