



# The Former Sapa Building

Ref. 5842748

Southam Road, Banbury, OX16 2SN

Freehold: £2,000,000

Prime Hotel Development Opportunity (STPP)

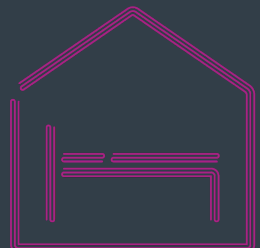
Approximately 1.75 acre site

Adjacent to Amazon's warehouse hub

1.8 miles from Junction 11 of the M40

Grade II Listed

PP for 110 key Hotel (lapsed) - Energy Rating G







## Location

The site is approximately 1.75 acres and is situated on the Southam Road (Banbury) 1.8 miles from Junction 11 of the M40.

The town of Banbury is located on the Oxford Canal in Oxfordshire, England. Banbury is situated 64 miles northwest of London, 37 miles southeast of Birmingham, 27 miles south-by-southeast of Coventry and 22 miles north-by-northwest of the county town of Oxford. The nearest airport is London Luton approximately an hour and 20 minutes drive from the hotel development site.

Banbury holds a local reputation as a commercial centre for the nearby area of north Oxfordshire and southern parts of Warwickshire and Northamptonshire with its location on the M40 meaning it is highly accessible from its surrounding regions and from London to the south and Birmingham to the north.

Attraction / demand generators include Banbury Cross, Banbury Museum, Tooley's Boatyard, Spiceball Centre and Park.

## Description

On the instructions of Victoria Liddell & Tammy Wilkins, Joint Fixed Charged Receivers, Allsop LLP.

## Adjoining Occupiers

The Hotel site is immediately accessible by Southam Road and is directly adjacent to Amazon's facilities, conveniently situated between two minor connecting roads which lead to the Amazon campus.

The Amazon warehouse hub known as Amazon D0X2 is located adjacent the property, alongside other commercial businesses including DCS Group, the UK's largest distributor for health, beauty and household brands. The hotel development site is close to Hardwick Business Park and Banbury Gateway Shopping Park situated to the north east of Banbury town centre.

## Tenure

Freehold

## Development Potential

There are numerous schemes currently under development in Banbury, these vary across housing developments, a new business park, plans for the regeneration of the town centre, including expanding the hospitality and retail offer, as well as a Banbury Vision & Masterplan for the town in conjunction with the Council's Local Plan.

## External Details

The proposed hotel development scheme has 95 car parking spaces allocated.

## The Opportunity

The development site is approximately 1.75 acres. The site is roughly rectangular in shape and topography of the site is flat. The proposed scheme will be a part-conversion, part new build scheme utilising the existing structure. We have been advised that permission from the Council has been granted to remove the shrubbery and trees on Southam Road in order to provide excellent visibility of the site from Southam Road.

Proposed Facilities:

- 110 keys
- Food & Beverage for 100 covers
- 3 Meeting & Banqueting rooms
- Indoor wet leisure spa
- 95 car parking spaces



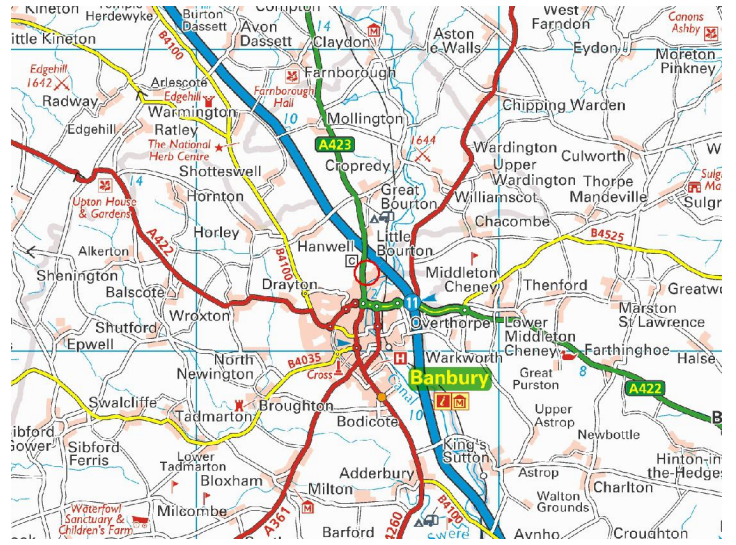


## Planning Permissions

Planning history of former SAPA Profiles Office, Southam Road, Banbury, OX16 2SN:

Reference Number: 19/01205/F - Decision: Application Permitted - This planning permission has now lapsed.  
<https://planningregister.cherwell.gov.uk/Planning/Display/19/01205/F>  
Variation of condition 2 (Approved drawings and documents) of 17/02374/F - To allow amendments to the site layout to facilitate a single point of access to the site. (17/02374/F description of development - Extension and conversion of former SAPA office building into a new destination hotel together with supporting facilities).

Reference Number: 17/02374/7 - Decision: Application Permitted  
Extension and conversion of former SAPA office building into a new destination hotel together with supporting facilities -  
<https://planningregister.cherwell.gov.uk/Planning/Display/19/01205/F>











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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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For full information on Christie Insurance please call 03330 107189