

# Proposal

for the sale of  
246 Marston Road, Oxford

by

AR Property Partners  
234 Botley Road, Oxford, OX2 1HP

01865 419630

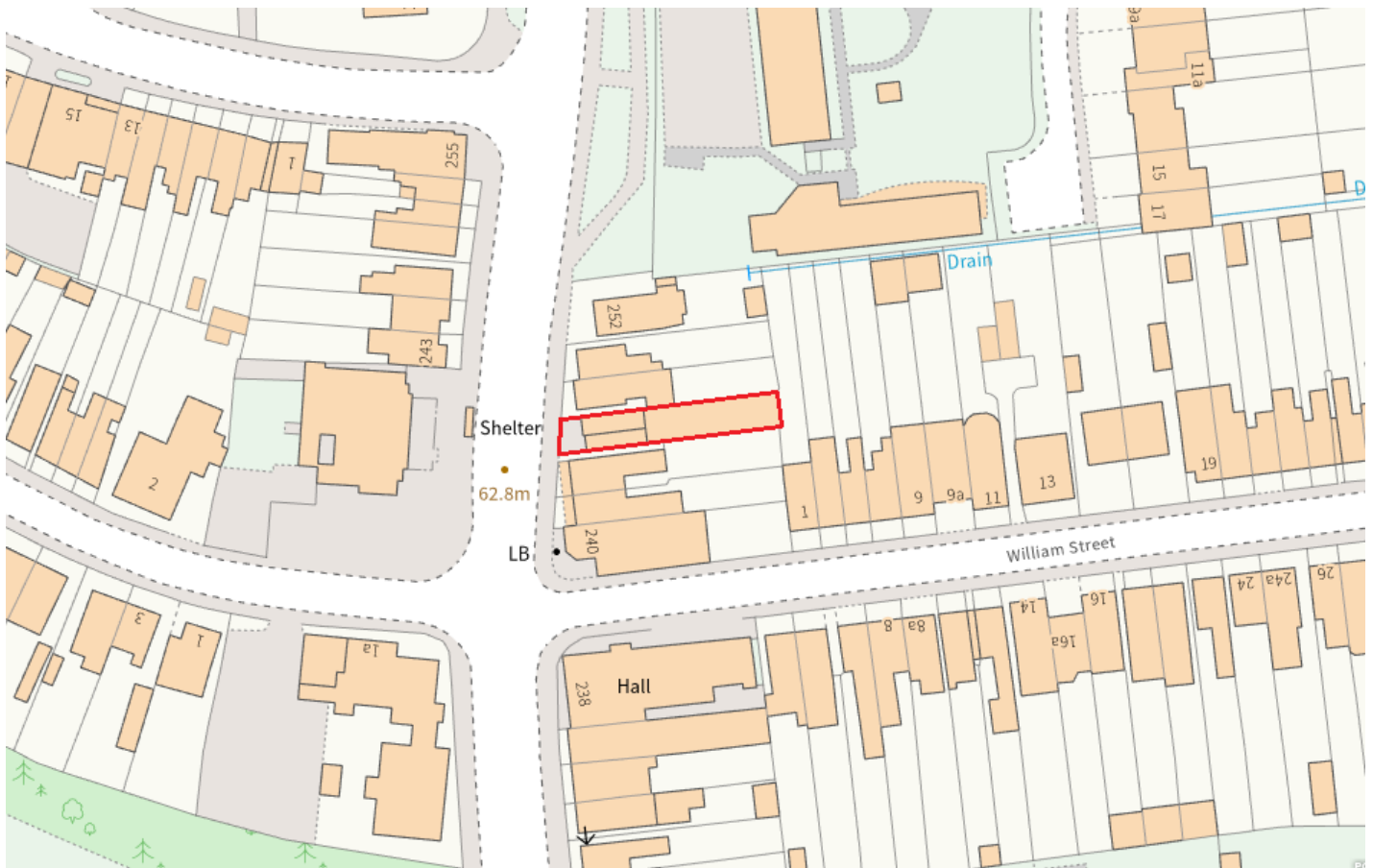
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ALISTAIR REDHOUSE  
PROPERTY PARTNERS

# Property Overview

Situated in a prime location at 246 Marston Road, Oxford, this ex-commercial unit offers a unique redevelopment opportunity. The property is strategically located along a key route connecting St. Clements to Marston, in proximity to local amenities such as a Londis convenience store, Up-in-Arms pub, and other local businesses. Public transport links to Oxford City are highly accessible, with 24-hour bus services operating along Marston Road.



## Key Features

### Property Type:

Vacant ex-commercial unit

### Size:

Substantial ground floor with storeroom, cloakroom, cooking facilities, and a large open space

### Location:

Highly sought-after area with local shops, pubs, and amenities

### Transport Links:

Excellent bus services to Oxford City

### Utilities:

Connected to mains water, electricity, gas and sewerage

### Tenure:

Freehold

### Price Range

Offers invited between £300,000 and £500,000

# Development Potential

With no existing planning permissions, the property offers a blank canvas for developers and investors. Its size and configuration lend themselves to various potential applications:

**Mixed-use Development:** The property's large ground-floor footprint makes it ideal for a mixed-use development. A commercial unit could be retained or redeveloped on the ground floor, while the upper levels could be converted into residential apartments.

**Residential Redevelopment:** Another viable option is to demolish the existing structure and construct a substantial single-family home, utilising the full plot for a spacious living environment in a prime Oxford location.

**HMO Potential:** The large open-plan warehouse area could be transformed into a House in Multiple Occupation (HMO), offering an attractive investment opportunity for landlords seeking rental income from student or professional tenants in Oxford's competitive rental market.

## Neighbourhood and Surrounding Area



The property is nestled between residential homes, but with several commercial premises in the same row.

This blend of residential and commercial uses enhances the flexibility of development options.

The surrounding community is well-served with local amenities, including shops, pubs and schools, adding to the property's attractiveness for potential residential or mixed-use conversion.

# Use Class

Based on the property's historical use as a typesetting and printworks business on the ground floor, with offices above, we believe the building is likely classified under Class E(g) of the Use Classes Order, specifically:

- Class E(g)(iii): Light industrial uses appropriate within a residential area (for the typesetting/printworks area).
- Class E(g)(i): Office uses (for the upper floors).

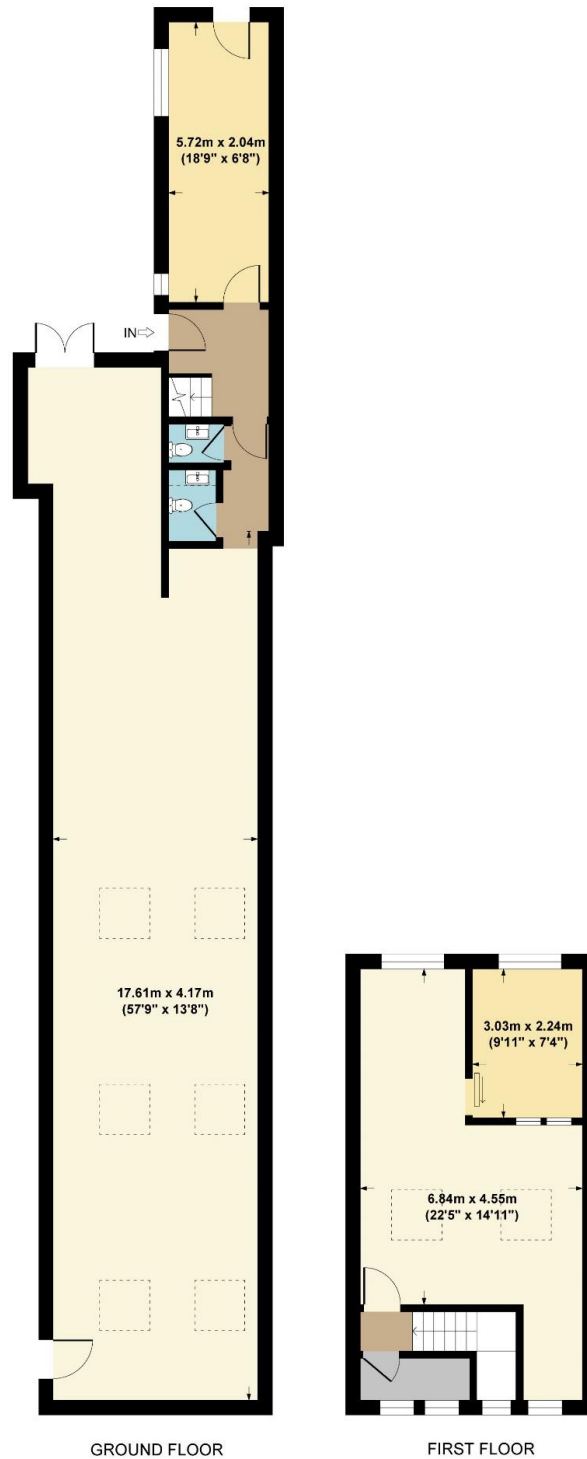
These classifications align with the property's previous use, where light industrial processes and office functions were carried out. However, please note that we have been unable to formally verify the property's use class. Prospective buyers or developers should therefore seek confirmation from Oxford City Council regarding the current classification or any potential requirement for planning permission or change of use.

This assumption is provided as a guideline and buyers are advised to conduct their own due diligence before proceeding.

# Market Context

Given the unique nature of the property, there are few direct comparisons in the local market. The wide price range reflects the flexibility of potential development routes and leaves the evaluation up to developers and investors, depending on their intended use of the site.

# Floorplan



**MARSTON ROAD**  
**APPROX. GROSS INTERNAL FLOOR AREA 144 SQ M / 1552 SQ FT**

# A Look Inside



Scan the QR Code for a walkthrough the property.





# Hello,

I'm Alistair, your dedicated Property Partner, committed to transforming your property aspirations into reality. With over two decades of experience, I've passionately assisted clients in achieving their property goals, infusing each interaction with a personal touch.

My philosophy revolves around the power of individual connections. I thrive on tailoring every facet of your property journey to align with your unique needs. When you engage with me, you're not just a client; you become an integral part of my extended family. That's why I willingly share my personal mobile number, the very same one my family uses, fostering open and direct communication.

Beyond the realm of property, I enjoy quality moments spent with my wife and two teenage boys. As an avid outdoor enthusiast, I find balance in nature, frequently exploring trails with my trusty companion, Hector, a spirited springer spaniel.



Since 1999, I've been dedicated to guiding clients through their property adventures. My mission is to ensure that your experience is nothing short of exceptional. Selling your property is more than a transaction; it's a journey. Together, let's embark on this adventure together. Your property dreams are within reach, and I am happy to help to make them a reality.

## Agent's Disclaimer

Please note that the information and comments provided in this report are intended as guidance only and do not form part of any formal contract or offer. While we have taken reasonable care to ensure the accuracy of the information, it cannot be considered as statements of fact. Prospective buyers are advised to conduct their own due diligence and seek professional advice where necessary. We do not accept liability for any inaccuracies or omissions.



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