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*****Please note this is being sold as a project*****

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Arranged over three floors and extending to approximately 974 sq. ft., the accommodation currently comprises a generous sitting/dining room, a separate room intended as a kitchen and a useful store on the ground floor. The first floor provides a bedroom and bathroom, with two further bedrooms situated on the second floor.

The property requires comprehensive renovation and is not presently suitable for occupation. However, for a purchaser with the vision and experience to undertake the necessary works—together with securing any required listed building and planning consents—it offers tremendous potential to become a fabulous and highly individual period home in the heart of Bicester.

The property has no private parking, although its central setting places the town’s shops, cafés and amenities within easy reach. Bicester Village is also conveniently accessible, while both Bicester North and Bicester Village railway stations provide direct services to London, Oxford and Birmingham.

Cash buyers are welcomed and may be best suited to the purchase due to the property’s current condition and the absence of essential services.

IMPORTANT INFORMATION

This property is offered strictly as a renovation project and is not currently habitable.

- There is no connection to mains gas.
- There is no live mains electricity supply.
- Mains water has been connected to the property but has not been run through to the taps.
- There is no fitted kitchen and no facility for the preparation or cooking of food.
- The property has no private parking.
- The property is believed to be Grade II listed; purchasers must confirm its precise listing status through their solicitor and the relevant local authority.
- Owing to its condition and lack of functioning services, conventional mortgage finance may not be available. Prospective purchasers should obtain specialist financial and legal advice before making an offer.
- Cash buyers are particularly encouraged.
- A charge of £35 per person, plus VAT, is payable to cover the cost and administration of these checks. This applies to every individual connected with the purchase and may include anyone providing gifted funds or purchasing through a company, trust or other organisation.

Where appropriate, purchasers may also be asked to provide evidence of their source of funds and proof of their ability to proceed. Additional information may be required where a transaction presents an increased compliance risk.

Payment and satisfactory completion of the required checks must be received before we can issue the memorandum of sale to the appointed solicitors. These checks are separate from any identification, anti-money laundering or source-of-funds checks undertaken by your solicitor, mortgage lender or financial adviser.

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation and complete an electronic identity verification and anti-money-laundering check. A charge of £35 plus VAT per purchaser will apply for these checks.





Approximate Gross Internal Area 974 sq ft - 90 sq m

Ground Floor Area 423 sq ft - 39 sq m

First Floor Area 288 sq ft - 27 sq m

Second Floor Area 263 sq ft - 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

