

Westminster House

Blacklocks Hill | Banbury | Oxfordshire

OX17 2BS

(///sweat.handed.rear)

Price

£1,500,000

www.rybull.co.uk

01923 549 153



sales@rybull.co.uk



A substantial freehold estate in an established setting close to Banbury and Junction 11 of the M40.

An Exceptional Freehold Estate Comprising Office Accommodation, Ancillary Buildings and Extensive Grounds

Westminster House presents a rare opportunity to acquire a substantial freehold estate extending to approximately 4.5 acres.

The property comprises a prominent headquarters office building, together with a diverse range of ancillary buildings, workshops, storage facilities and landscaped grounds.

Occupying a private and established setting on Blacklocks Hill, close to Banbury town centre and Junction 11 of the M40, the estate offers a compelling balance of semi-rural surroundings, practical existing accommodation and excellent regional connectivity



A rare freehold estate with flexibility, scale and long-term potential

Westminster House offers purchasers the opportunity to acquire a substantial and versatile property in an established location close to Banbury.

The estate may suit a range of commercial, operational, owner-occupier or investment-led requirements, subject to all necessary consents.

With existing office accommodation, ancillary buildings, storage areas and extensive grounds, the property provides immediate functional space together with scope for future asset management or repositioning.



The site benefits from two access points along Banbury Lane



The estate benefits from two separate access points, supporting practical movement throughout the site. Westminster House is accessed from Blacklocks Hill, with an additional access to the land to the West of the site. The arrangement provides convenient access to the main office building, ancillary accommodation, storage areas and external grounds, supporting a range of operational uses. Interested parties should satisfy themselves as to access arrangements, highway visibility, rights of way and any operational requirements through their own enquiries.



Banbury combines historic market town character with strong commercial, leisure and transport infrastructure
Banbury is an established Oxfordshire market town offering a strong mix of amenities, employment, retail and leisure facilities.

The town centre includes Castle Quay Shopping Centre, Castle Quay Waterfront and Lock 29, providing a range of shopping, dining and leisure options. The Light offers cinema, bowling and dining, while Spiceball Leisure Centre and the surrounding canal walks provide additional recreational amenities.

Healthcare provision includes Horton General Hospital, together with local GP surgeries, pharmacies and dental practices.

The wider area is well placed for businesses and occupiers requiring access to Oxfordshire, Warwickshire, Northamptonshire, the Midlands and the M40 corridor.





Westminster House is positioned on Blacklocks Hill, close to Banbury town centre and Junction 11 of the M40.

The location provides strong regional and national connectivity, making the estate well suited to occupiers requiring access across Oxfordshire, Northamptonshire, Warwickshire, the Midlands and the wider motorway network.

Rail Connections



Banbury Rail Station – approximately 1.6 miles.
King’s Sutton Station – approximately 6 km / 3.7 miles.

Road Connections

Junction 11 of the M40 – approximately 1.6 miles.

Distance Note

All distances are approximate and should be verified by interested parties using their own enquiries and preferred mapping provider.

The surrounding area benefits from access to a range of local primary and secondary schools

Westminster House is positioned close to Banbury, Overthorpe, Middleton Cheney and Chacombe, with a number of schools located within the wider local area.

Primary Schools

- St Leonard's Church of England Primary School – approximately 1.1 miles straight-line.
- Middleton Cheney Primary Academy – approximately 1.1 miles straight-line.
- Dashwood Banbury Academy – approximately 1.3 miles straight-line.
- Chacombe CEVA Primary Academy – approximately 1.5 miles straight-line.
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Secondary Schools

- Chenderit School – approximately 1.2 miles straight-line.



Services

Purchasers must determine whether the current supplies are adequate for their proposed use and make allowances for any upgrades.

Local Planning Authority

West Northamptonshire

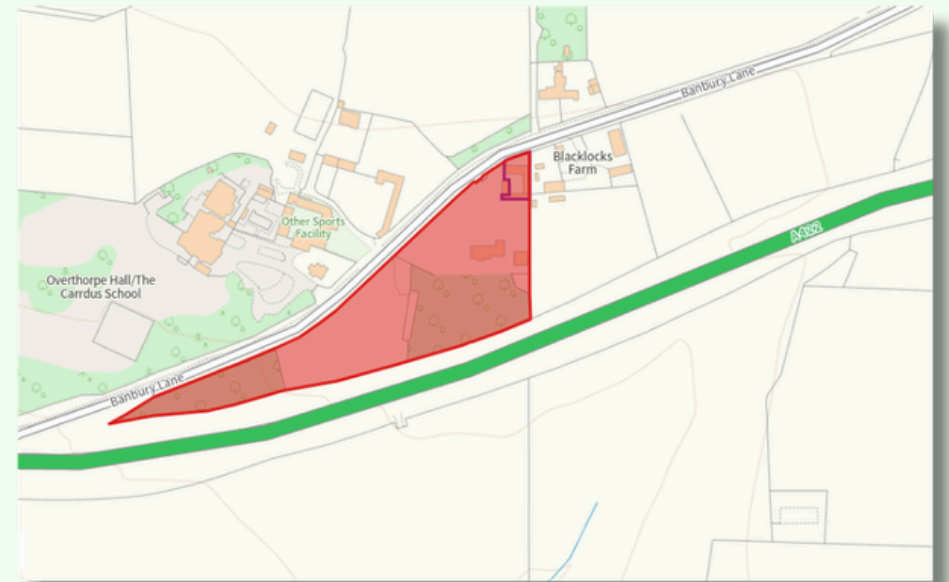
Website: [West Northamptonshire Planning and Building Control](#)

Planning

Purchasers should satisfy themselves as to the existing planning position, lawful use and any future planning or change of use requirements.

Boundaries, Plans and Areas

Any boundaries, plans, distances or areas quoted within these sales particulars are strictly for identification and guidance only. Purchasers must satisfy themselves as to boundaries, areas and title information through the legal process.



Tenure & Titles

Freehold Under Title Numbers NN176318, NN165828 and NN123435.
Property is being sold with Vacant Possession.

Site Inspections

Nobody is permitted to access the land under any circumstances without prior approval and an appointment with Rybull Group.
Interested parties will have the opportunity to attend one of the scheduled viewing days.

VAT

Rybull understand the property has not been elected for VAT. The responsibility for paying VAT on the purchase falls to the purchaser and they must rely on their own enquiries in this regard.

Misrepresentation Act

Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate

Proposal

Seeking offers in excess of £1,500,000 (One million five hundred thousand pounds)

EPC

Awaited

Making An Offer

The sellers reserve the right to reject the highest bid or indeed any bid at their discretion. As sole agents, all offers and interest should be made in writing to: sales@rybull.co.uk

Proof/ Source of Funds & AML Counterparty Checks

Prospective purchasers will be required to provide Rybull Group with the proof and source of funds. A successful bidder will be required to provide information to satisfy our AML requirements.

This includes all documents and ID to comply with HMRC's Anti-Money laundering requirements.

Selling agents at Rybull Group



Chris Ryall

Director

Email: chris@rybull.co.uk



Ian Bullimore

Director

Email: ian@rybull.co.uk

Rybull Group understand and appreciate the extensive work involved in the development cycle.

We work with Landowners and Developers across the South of England to guide them through to the sale of land and property assets.

As specialist Land & New Homes agents, we possess the expertise, resources and commitment to ensure the customer journey is streamlined from start to finish. We are experts in bridging the gap between landowners and professional purchasers of land.

Rybull Group leverages a powerful combination of a vast professional network and cutting-edge technology. Our industry relationships open doors to exclusive opportunities, while our dedication to staying at the forefront of technological advancements, ensures that you have a competitive edge in the sale and marketing of land, commercial and residential new homes.

We are continually looking to adapt and develop innovative strategies to ensure the success of each sale. Our aim is to make the whole process as smooth as possible, with communication at the core of our continued success.

Get In Touch

For further information, please contact a member of our sales team.

Email: sales@rybull.co.uk

Landline: +44 (0) 1923 549 153

Disclaimer

The information contained in these particulars is provided in good faith but without responsibility for its accuracy, and no reliance should be placed upon it. Neither the sellers nor their agents accept any personal liability.

Health & Safety

Strictly No Site Inspections without prior authorisation or an appointment.

If shortlisted, site visits will be accompanied by Rybull Group. At this point, prospective purchasers must have regard for their own safety during any viewings. The Vendors and Rybull Group, do not accept any responsibility for any accident or injury resulting from entering the land.

Address:

Rybull Group, 1-3 Old Mill Lane, Hunton Bridge, Kings Langley, WD4 8RD

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