

# Residential Development Opportunity



Land adjacent to 43 Burchester Avenue, Barton, Oxford OX3 9LG

On the Instructions of Oxford City Council

A plot of open land extending to approximately 0.1 acres and measuring 75ft (22.87m) in depth by 50ft (15.25m) wide on the corner of Burchester Avenue and Bernwood Road with potential for development, subject to planning consent

FOR SALE BY PRIVATE TREATY

Unconditional or Conditional Offers Invited for the Freehold Interest

Guide Price £75,000

**DESCRIPTION:**

The plot is located on the corner of Burchester Avenue and Bernwood Road in an area adjacent to two storey residential housing and just south of the Underhill Circus shopping parade in Barton, just north-east of the Oxford Ring Road on the edge of Headington. The Green Road Roundabout is within half a mile of the site giving direct access to the ring road and the A40 leading to Junction 8 of the M40. Oxford City Centre is approximately 3 miles west of Headington.

**SERVICES:**

Prospective purchasers are advised to make their own enquiries as to the availability of services via the statutory authorities.

**PLANNING**

We understand that Oxford City Council Planning Department consider this site to be suitable in principle for residential development. All planning enquiries should be directed to Steven Roberts in Planning Control Tel: 01865 252221

**OXFORD CITY COUNCIL FEES**

The purchaser is to be responsible for Oxford City Council's professional fees in relation to the sale of the property in the sum of £4000 plus Vat.

**METHOD OF SALE:**

- i. Unconditional or conditional offers are invited to the freehold interest with vacant possession.
- ii. Offers should be on behalf of a named purchaser.
- iii. The Vendor reserves the right not to accept the highest offer or any offer.
- iv. Offers should be based on the sales particulars.

**EXCHANGE OF CONTRACTS:**

An unconditional exchange will be required within 28 days of receipt of the legal documentation.

**DEPOSIT:**

A deposit of 10% will be required on exchange of contracts, with the balance of the money payable on completion.

**COMPLETION:**

Completion will be within 28 days of exchange of contracts.

**VIEWING:**

The site may be viewed unaccompanied at any reasonable time.

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**Important Notice**

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. All areas, measurements or distances are approximate, may have been measured from plan and may vary in the course of construction. The particulars are intended for guidance only and are subject to minor variation and are not necessarily comprehensive. The developer retains the right to vary the design, specification and finishes at any time without giving notice to prospective Buyers. A wide angle lens may have been used in photography.
3. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
4. They have no responsibility for any expenses or costs incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check the availability of any particular unit and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.