

# FREEHOLD FOR SALE



Former Town Library,  
Old Place Yard, Bicester  
Oxon. OX26 6AU

3,800 sq ft / 353 sq m



**01869 814 400**  
[wild-property.co.uk](http://wild-property.co.uk)



## BICESTER

Bicester is at the forefront of the UK's growth plan with excellent infrastructure and land supply - enabling rapid expansion. The current population is 32,000 persons which by 2031 is set to increase to 50,000 (Cherwell District Council).

The town has easy access to both Junction 9 and 10 of the M40 as well as to the A43 and A34.

Bicester has two mainline railway stations providing a fast and reliable service via Chiltern Rail to London, Birmingham and Oxford. Bicester is also one of the stops on the route of East West Rail, which will link Oxford with Cambridge via Milton Keynes.

## THE PROPERTY

The property was the former town library which relocated to larger premises in 2016. It is located between the town centre and Bicester Village in a charming location close to the Grade I Listed St Edburg's Church and a Grade II Listed dovecote.

In the late 12th century, Old Place Yard is said to have been the centre of an Augustinian Priory which was dissolved on the orders of Henry VIII in the mid-16th century. Although it is now a predominately residential area, it is still considered to be a site of archaeological significance.

**Wild Property** Sugarford House, 46 South Bar Street, Banbury, OX16 9AB | T: 01295 98 33 33 | E: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)

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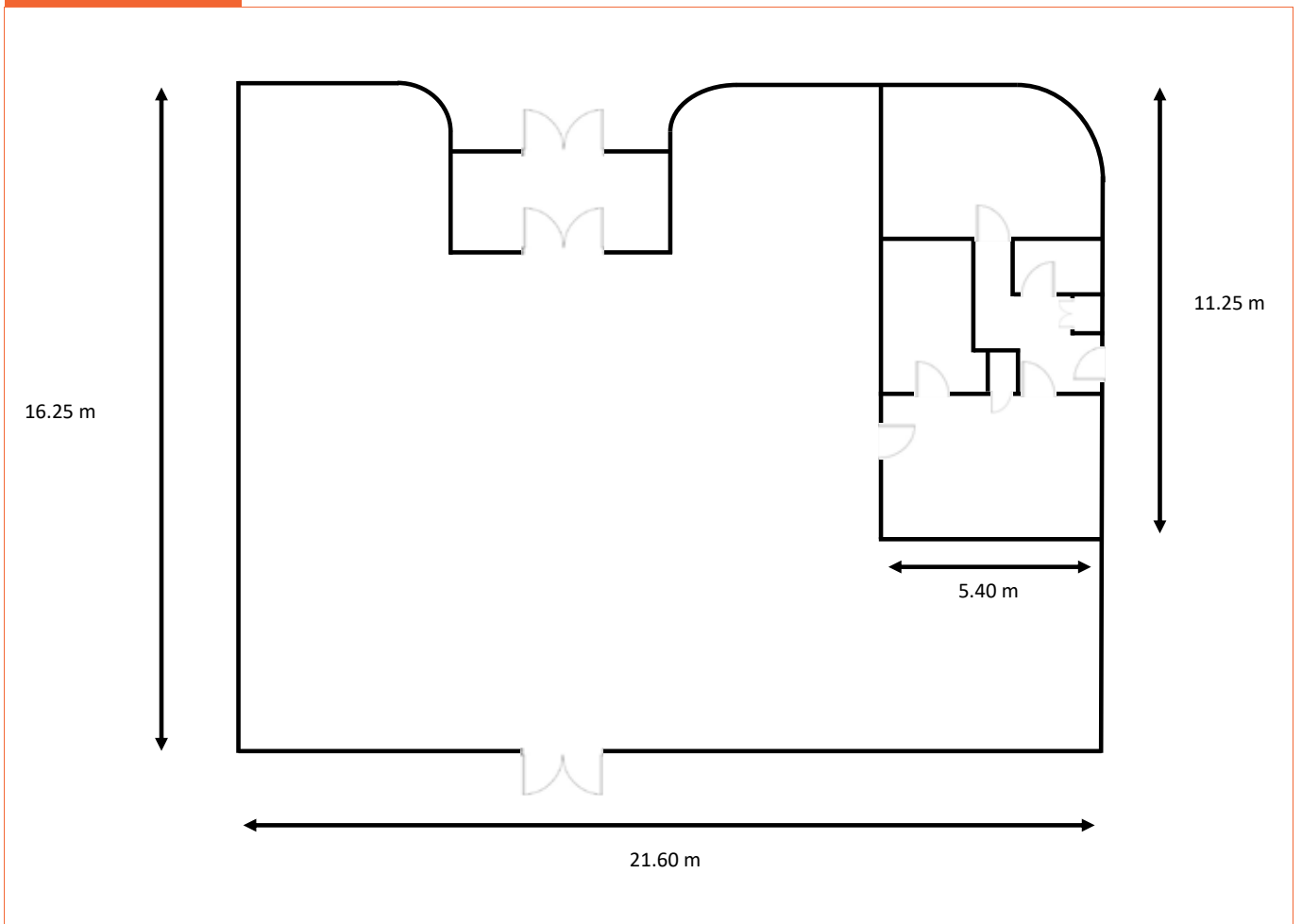
## 4 PARKING SPACES



## OUTSIDE REAR VIEW



## FLOOR PLAN





## ACCOMMODATION

The property is ground floor and comprises the following:

<b>Gross Internal Area</b>	353 sq m	3,800 sq ft
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There are mains services to the property but the gas and electricity has been disconnected.

## PLANNING

We understand that the library was constructed during the 1960's with a planning consent for public library in local authority use. In 1999 consent was granted for an extension to the library, the consent was implemented.

Following the closure an application was permitted in 2020 for the demolition of the library and a subsequent application for the erection of a terrace of three affordable houses.

We have been informally advised by the Planning Officer that a change of use will require a planning application because the original consent was personal to the use by the local authority.

## PARKING

The vendor is able to grant rights for up to four parking spaces on the adjacent land, to be included with the sale.

## BUSINESS RATES

The Rateable Value for the property is £16,500 (effective April 2023).

## ENERGY PERFORMANCE CERTIFICATION

In 2015 a Display Certificate was issued at C.

OCC Oxfordshire County Council Bicester Library, Old Place Yard BICESTER OX26 6AU	Operational rating <b>C</b>
Valid until <b>8 July 2025</b>	Certificate number <b>9830-1078-0050-0800-4291</b>

## TERMS

The property is available at a Guide Price of £200,000, subject to contract, on the basis the purchaser obtains any required planning permission after the sale has completed.

## FURTHER INFORMATION

Is available from Neil Wild or Kelly Harries

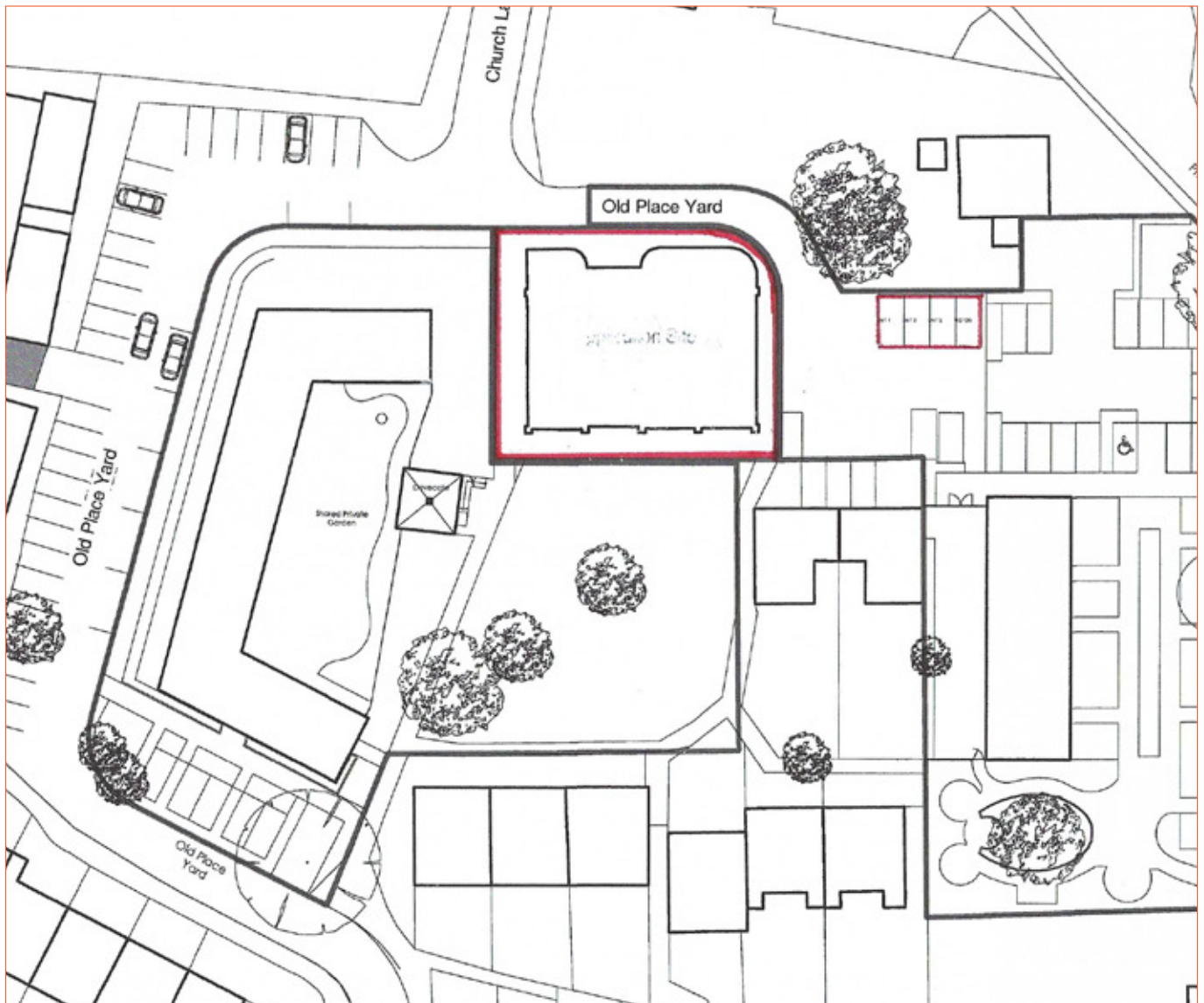
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