

HIMLEY VILLAGE NEIGHBOURHOOD CENTRE. **BICESTER**



Following our sale of a 5 acre site to Lidl on behalf of Cala Homes, we have been instructed by **Lidl to market the surplus Development land in Bicester that will sit adjacent to their new **Lidl** Foodstore.**

THE LOCATION.



This site fronts what will ultimately be a 1,700 Home Eco Village



The subject Development Site fronts Middleton Stoney Road and the Development known as Himley Village some **2.4 miles North West of Bicester.**

Cala Homes are now on site putting in the roads and infrastructure at their Himley Village development with the first homes now completed and show homes open.



These are the first houses at Himley Village.

THE SURPLUS LAND. 3.08 ACRES.



Lidl Store

Lidl have acquired a site of some **5 acres in total** from Cala Homes of which **2.60 acres** will be retained to develop a new **Lidl store of 23,500 sq ft with parking for 140 cars.**

The remainder of the site totalling **3.08 Acres** is to be sold on for further commercial development - see plan attached.

DEVELOPMENT OPPORTUNITIES.

From our previous marketing activities on behalf of Cala Homes we received expressions of interest from the majority of companies whom operate in the “Drive Thru” sector of the Roadside market including fast food and coffee retailers.

We also had interest from operators of Children’s Nurseries, Self Storage and Gyms as well as traditional neighbourhood retailers.

As such the available site is in our opinion appropriate for such development to complement the retail offer to be provided by the new Lidl food store.

Lidl are open to being located alongside to the likes of M&S Simply Food and Waitrose.

PLANNING POSITION.



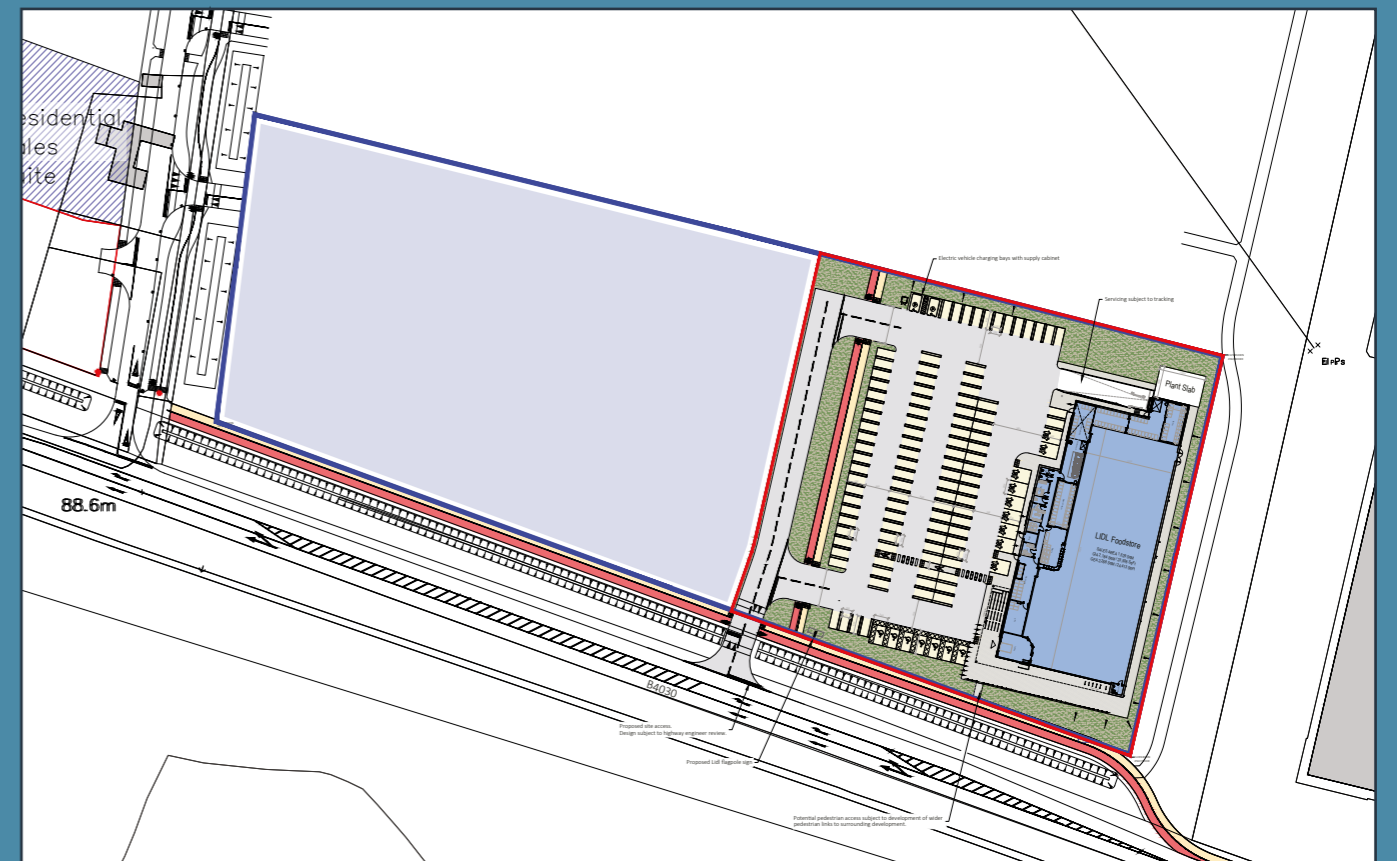
There is an established Outline Planning Consent on this site as part of the original Master Plan Consent which secured planning approval in 2020 - **(Ref14/02121/OUT)**.

Through the use of a **Section 73** application the historic planning consent will be brought up to date (decision imminent) to provide for an Outline Consent for **Class E** Uses for up **20,000 sq ft** of accommodation on the **“Surplus Land”**

As such a buyer will be buying the site with an established outline planning consent.

PRICING.

We are seeking offers in excess of **£3 million+ VAT** for the Freehold interest in the white land hatched **BLUE** on an unconditional basis.



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IF YOU WISH TO DISCUSS
YOUR INTEREST

PLEASE GIVE ME A CALL



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