

THE ROYAL BRITISH LEGION BUILDING, HIGH STREET, DEDDINGTON, OXFORDSHIRE OX15 0SJ

A PERIOD STONE-BUILT BUILDING, CURRENTLY USED AS ROYAL BRITISH LEGION CLUB PREMISES WITH POTENTIAL FOR A VARIETY OF USES, INCLUDING RESIDENTIAL CONVERSION, SUBJECT TO PLANNING CONSENT.

SITUATION AND LOCATION

The property is situated on the High Street in this very popular and desirable village. Deddington offers many amenities including several shops providing for everyday needs, including a post office, health and community centres, library, hotels and restaurants and a recreation ground. Within the village there is the Church of England primary school and Deddington falls within the Warriner catchment for secondary education. A further comprehensive range of facilities can be found in both Oxford and Banbury whilst access to the M40 motorway can be gained at either junction 10 or 11 and mainline rail services are available from Banbury & Bicester.

DESCRIPTION

The current building was once an axletree factory, situated on Main Street. The property has been converted and used as club premises for the Royal British Legion for many years. The club will be vacating the premises in early Autumn 2017. The property has potential for continuation in commercial/leisure related uses but equally has significant potential for residential conversion to either one or two dwellings. Such change of use will require planning consent.

Included within the brochure are floor plans detailing the layout of the accommodation. There is a pedestrian side access leading to a rear courtyard.

METHOD OF SALE

The property is being sold as seen, with offers invited for the freehold interest, with vacant possession.

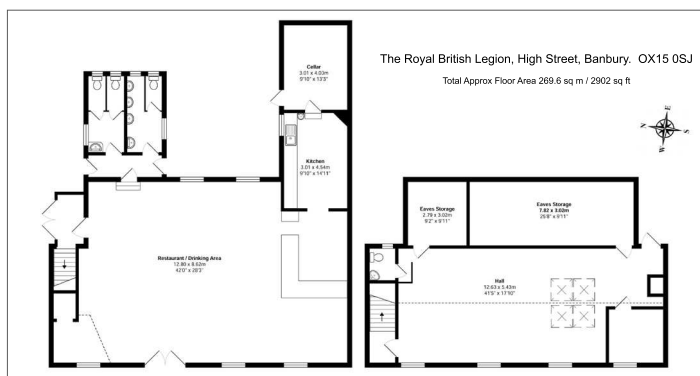
The property is being sold subject to its existing planning use with offers invited for an unconditional sale. Whilst any conditional offers will be considered on their individual merits, the vendor's strong preference is to secure an unconditional sale.

EPC

Rating E - 104

Oxford 01865 511444

oxford@carterjonas.co.uk
Mayfield House, 256 Banbury Road, Summertown,
Oxford OX2 7DE



ADDITIONAL INFORMATION

Viewing Strictly by appointment through the selling agents
Carter Jonas - T: 01865 511444

Directions to OX15 0SJ From the south proceed into Deddington on the A4260. The Royal British Legion building will be seen on the right shortly before the cross-roads and traffic lights. From the north again proceed into the village on the A4260, continue straight over the cross-roads and traffic lights and the building will be seen on the left.

carterjonas.co.uk

Offices throughout the UK

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.