

84 ST ALDATES



OXFORD CITY CENTRE



84 ST ALDATES

OXFORD • OX1 1RA

An enchanting, atmospheric and painstakingly restored Grade II Listed townhouse situated in a unique location with outstanding views to Christ Church and its magnificent gardens and meadows.

Ground floor retail shop and store with separate entrance • Entrance lobby and hall stairway to residential floors • dining room • sitting room • kitchen • three bedrooms
two bath/shower rooms

Together with an exceptional development site in Clarks Row with detailed Planning Permission for three new townhouses set behind number 84 St. Aldates.

Accommodation totalling approximately 4000 sq ft/372 sq m
of gross internal accommodation arranged as;

Townhouse 1 – c. 1372 sq ft/127.5 sq m

Townhouse 2 – c. 999 sq ft/92.5 sq m

Townhouse 3 – c. 1636 sq ft/152 sq m

Savills Summertown

256 Banbury Road, Summertown

Oxford OX2 7DE

plong@savills.com

01865 339700

The Savills logo, consisting of the word "savills" in a red, lowercase, sans-serif font, positioned within a yellow rectangular background.

84 ST ALDATES

SITUATION

84 St. Aldates enjoys an outstanding location in the heart of Oxford, with spectacular views over Christ Church and its gardens and grounds. All important historic, cultural, commercial and educational sites are on the doorstep and transport links are equally accessible, with both bus and railway stations close by.

DESCRIPTION

84 St. Aldates is an exceptionally attractive historic townhouse in Oxford city centre. Listed Grade II, the property dates from the medieval era and the original timber frame was expanded and redesigned early in the 18th century with traditional Georgian features of a moulded cornice parapet and a Welsh slate roof. The property was fully restored in 2007 by renowned conservation architect Julian Harrap and received an Oxford Preservation Trust Award in 2008. Features include 17th century panelling and carved mantelpiece, period fireplaces in every room, wide oak and historic pine flooring and original sash windows with triple glazing. Renovation works include complete re-plumbing and re-wiring, provision for cable and satellite connections, the installation of a Bulthaup kitchen, two bath/shower rooms and new roof.









A floor plan is provided within these particulars showing the approximate size, layout and orientation of the rooms and the photographs give an indication of the enormous appeal and character of this very special property.

1, 2 & 3 CLARKS ROW – DEVELOPMENT SITE

DESCRIPTION

Planning and Listed Building Consent has been granted for the construction of 3 residential townhouses to the rear of 84 St. Aldates and they will be the only homes located in Clarks Row.

Two of the townhouses are 2.5/3 stories and one is 4 stories. An illustration of the north elevation is provided within these particulars and the gross internal floor area of the three combined is approximately 4000 sq ft/371.6 sq m. Planning consent was originally granted in October 2013 under planning reference number 13/02103/FUL; planning consent was subsequently renewed under planning references 17/02029/FUL and 17/02030/LBC in August 2017. Preparations prior to development have already been carried out including restoration of remaining historic timber elements, foundation design, historic building recording, archaeological researches and soil tests.

Further detailed information concerning the history and development of 84 St. Aldates and Clarks Row can be obtained by enquiry with the agents.

84 St Aldates, Oxford, OX1 1RA

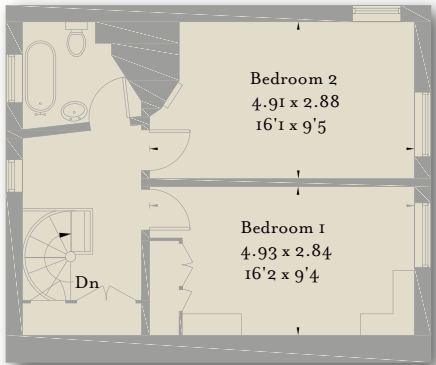
Existing House and Shop (Approx) = 189.5 sq m / 2040 sq ft

1, 2 and 3 Clarks Row DEVELOPMENT SITE = 137.7 sq m / 1482 sq ft

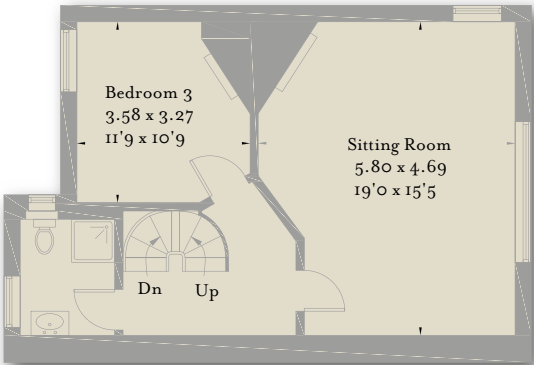
(To Provide Circa 371.6 sq m / Circa 4000 sq ft of Accommodation)

For identification only. Not to scale.

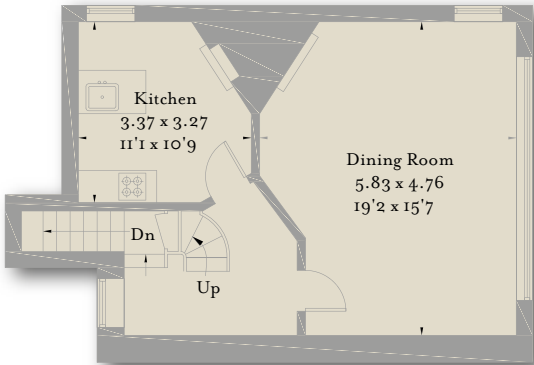
© Floorplanz Ltd



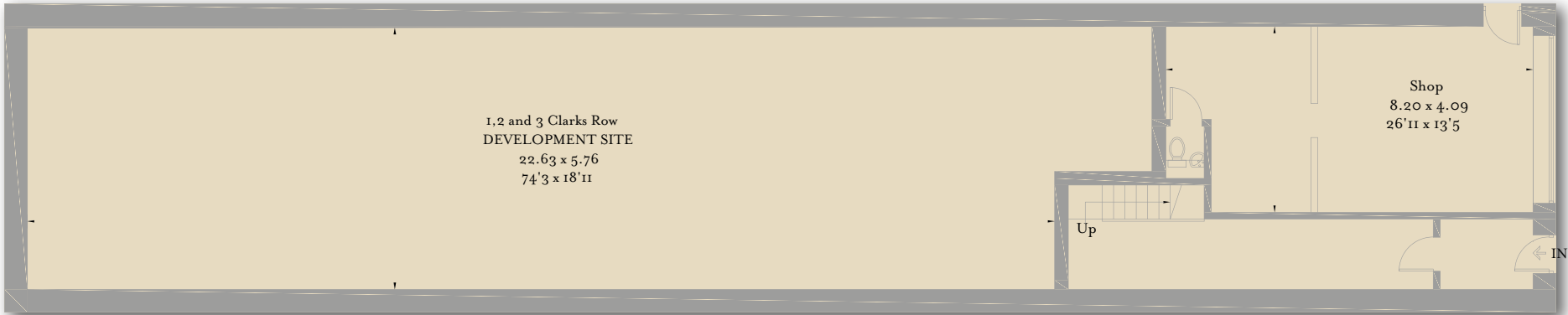
Third Floor



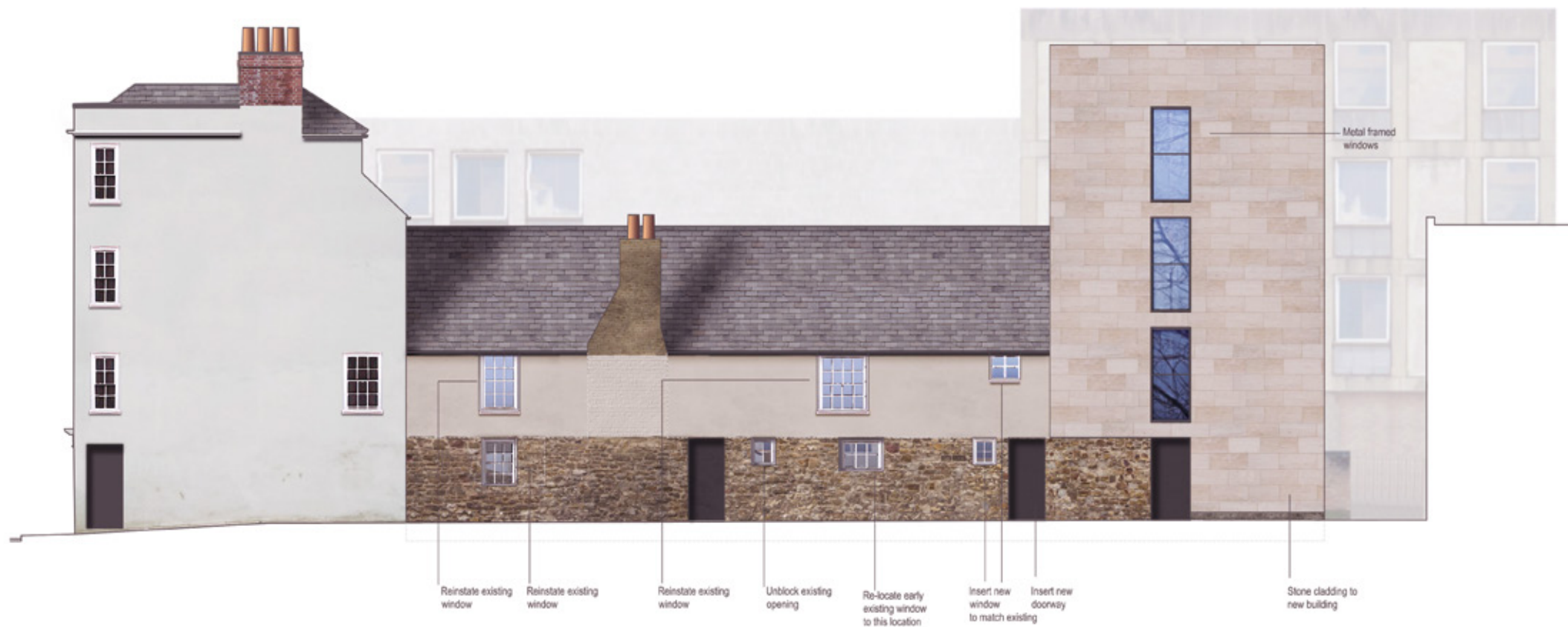
Second Floor



First Floor



Ground Floor



Proposed North Elevation



Project
Scale
Drawing Title
Date

84 St Aldates, Oxford
1:100 @ A3
North Elevation
July 2013



MW Design

Do Not Scale
All dimensions and details to be checked on site by contractor prior to starting constructions. Any discrepancies to be reported to the designer. Prefer figured to scaled dimensions. This drawing is given without any responsibility on behalf of The Company or their employees.

SERVICES

Mains water, drainage, electricity and gas are connected to 84 St. Aldates.

TENURE

Freehold

COUNCIL TAX

Band F – for the residential portion of 84 St. Aldates. The shop (84a) is responsible for its own business rates.

Agents Note – The ground floor shop unit is currently let. The Lease is contracted out of the Landlord and Tenant Act 1954 and vacant possession can be obtained if required at two months notice.

VIEWING

Strictly by appointment with Messrs Savills.

DIRECTIONS

On foot from Carfax in the centre of Oxford, proceed south into St. Aldates and the property will be seen after a short distance on the right hand side, at the corner of Clarks Row and opposite the entrance to Christ Church Gardens.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be 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: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Details prepared and photographs taken June 2016. 18/02/22 PL



