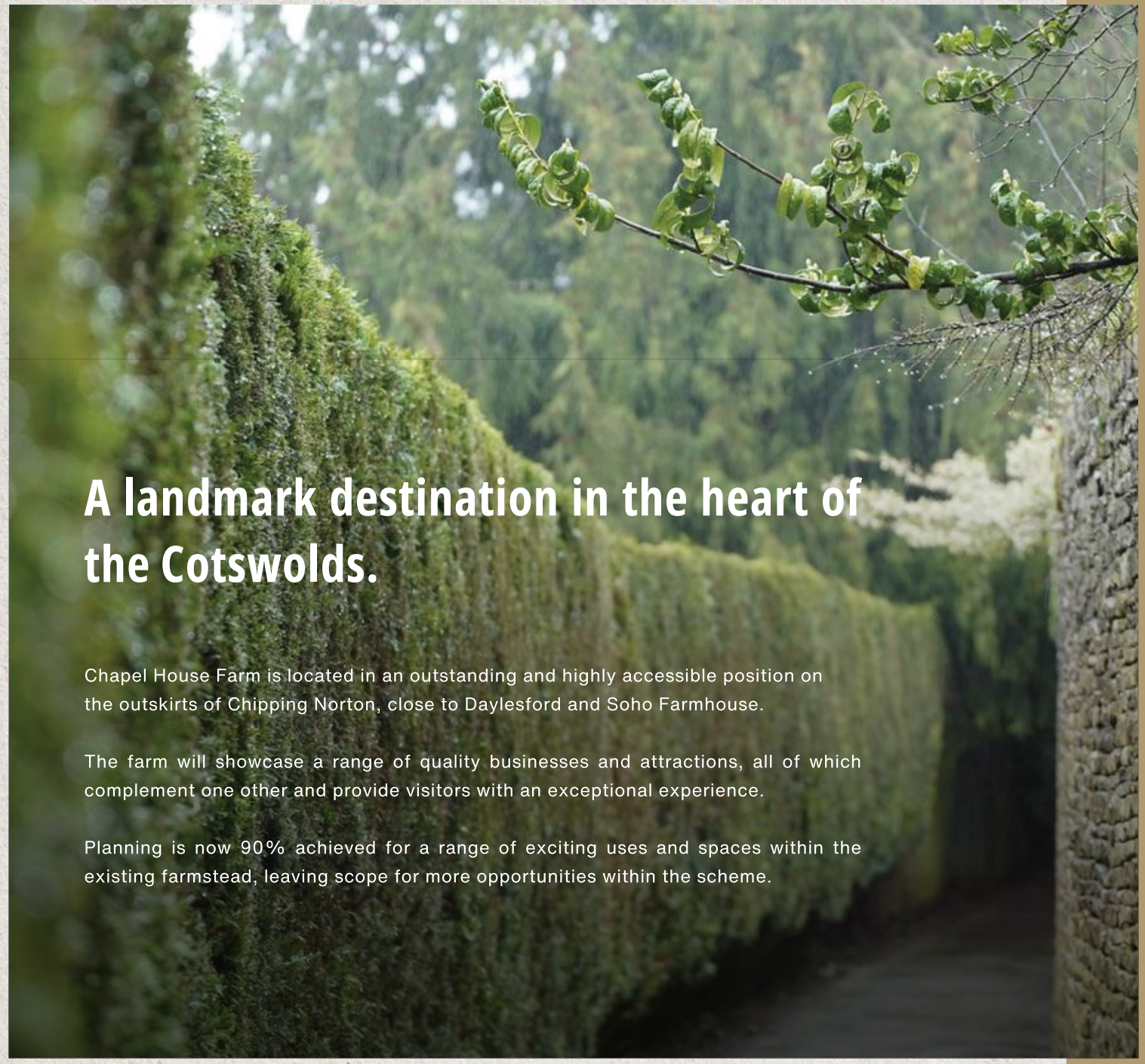

CHAPEL HOUSE FARM
‘The finest site in the Cotswolds’



A landmark destination in the heart of the Cotswolds.

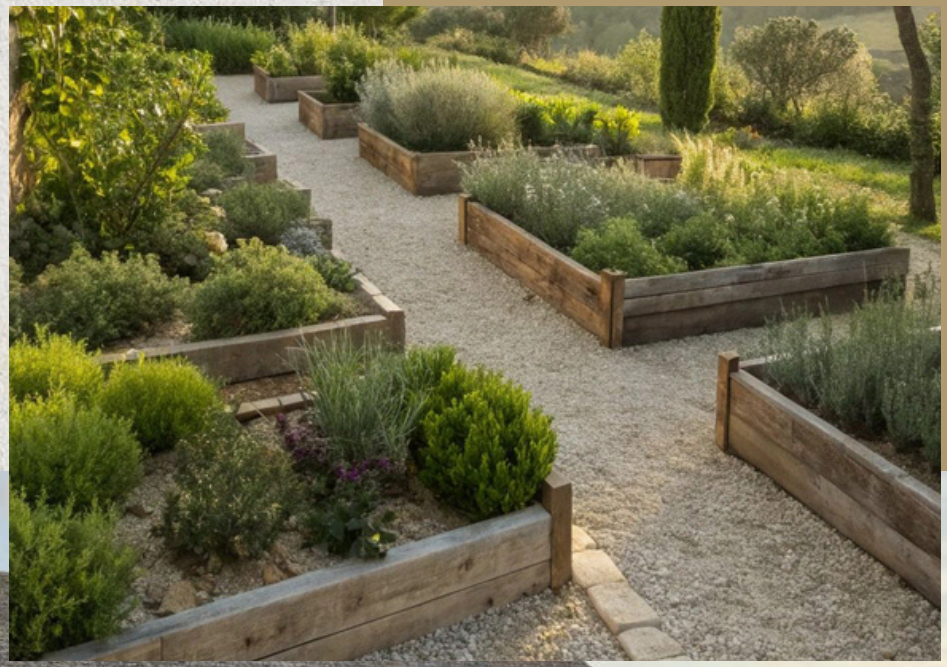
Chapel House Farm is located in an outstanding and highly accessible position on the outskirts of Chipping Norton, close to Daylesford and Soho Farmhouse.

The farm will showcase a range of quality businesses and attractions, all of which complement one other and provide visitors with an exceptional experience.

Planning is now 90% achieved for a range of exciting uses and spaces within the existing farmstead, leaving scope for more opportunities within the scheme.

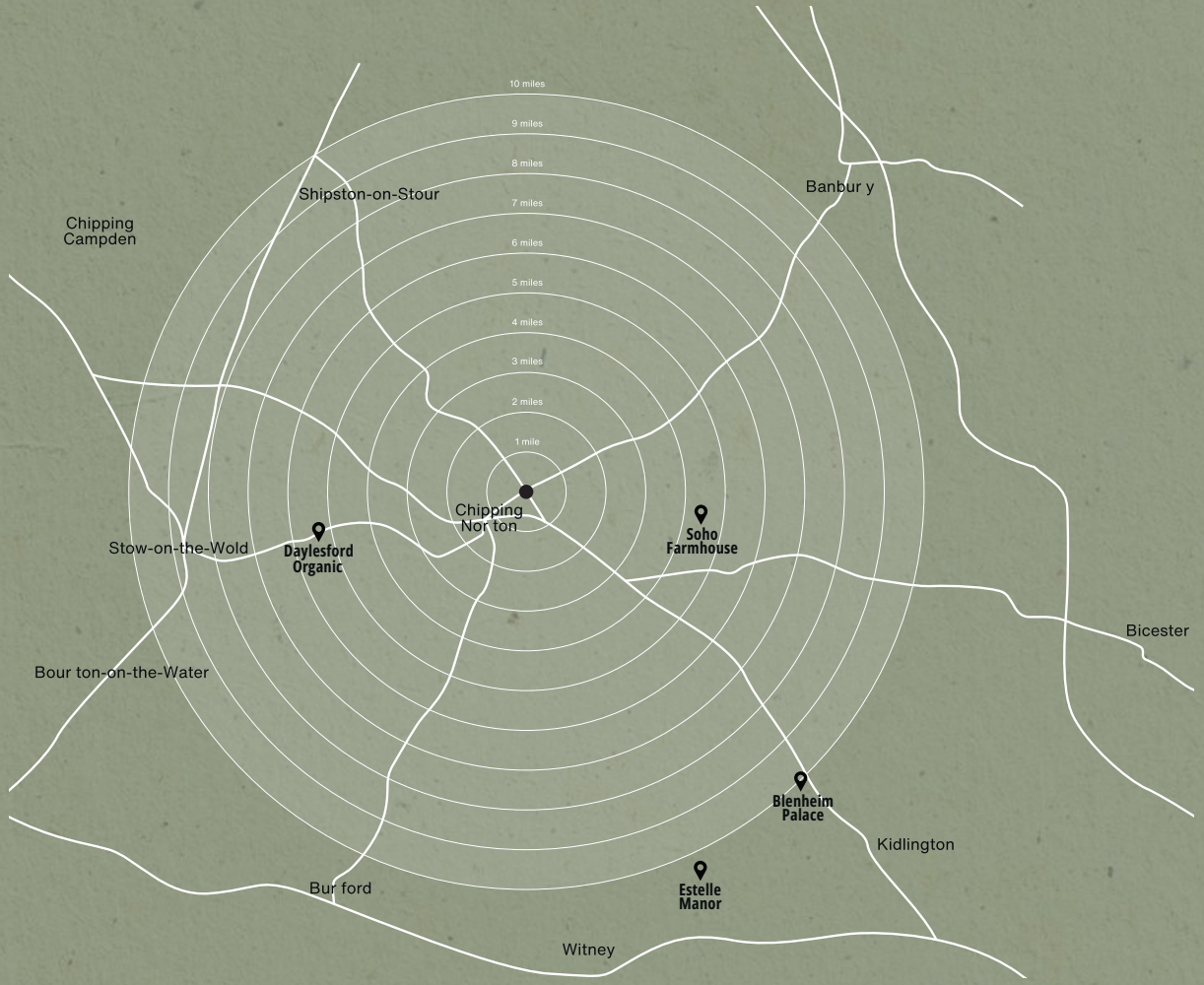


With an exciting mix of occupiers and services, Chapel House Farm will become a notable destination in the Cotswolds. Many occupiers have already made enquiries about taking space despite the site not yet being marketed. The site has a range of traditional Cotswold stone buildings, as well as a period farmhouse; together they will create a vibrant hub of quality short-term accommodation and various retail, restaurant and food offerings. The properties and the environment will be finished to the highest standard, thus attracting the very best occupiers and guests.





With notable links to Oxford, Bicester and the Golden Triangle, this is a truly prime Cotswolds location.



LOCATION



Chipping Norton is known as the ‘gateway to the Cotswolds’. Chapel House Farm is located on the edge of the town, directly adjacent to the roundabout where the A3400 (Oxford Road) and the A361 (Banbury Road) meet. The site has two road frontages, one onto the A361 and the other onto the A3400. Situated between Daylesford and Soho Farmhouse, the site offers the opportunity to become a significant gateway scheme and will attract numerous quality occupiers seeking a presence in the Cotswolds.



SITE


To Banbury
Shell
To Chipping Norton
To Oxford
Residential Accommodation
Retail and Food & Beverage
Development Land





Residential Accommodation

Chapel House Farm will initially offer eleven quality short-stay spaces, ranging from one-bedroom cabins to the traditional six-bedroom Cotswold farmhouse. The spaces will be completed to the highest standard, driving desirability and attracting strong revenue. Enough quantum of space will be developed to justify dedicated management, ensuring standards are elevated and our first-class reputation is upheld. We envisage the residential accommodation being particularly favourable for those seeking short-term Cotswold stays and corporate event venues.





- Planning: granted
- Construction Drawings (RIBA Stage 4): completed





Retail and Food & Beverage

Several exciting,high-quality retailershave already expressed interest in taking space on the site, particularly in the large courtyard where the units range in size and shape to meet varying needs. We envisage the courtyard being a vibrant space, showcasing a rural twist on ‘street food’ as well as other standalone offerings that complement and enhance the visitor experience. The coffee shop/bakery has been earmarked by three prestigious operators as their flagship store; several occupiers are also willing to sign an ‘agreement to lease’, tying them in (subject to mutually agreed terms) prior to works commencing.





- Planning: granted
- Construction Drawings (RIBA Stage 4): completed

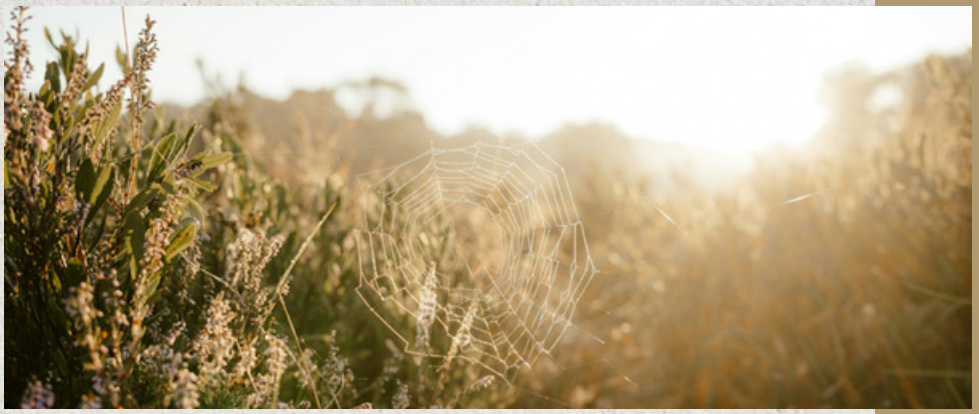


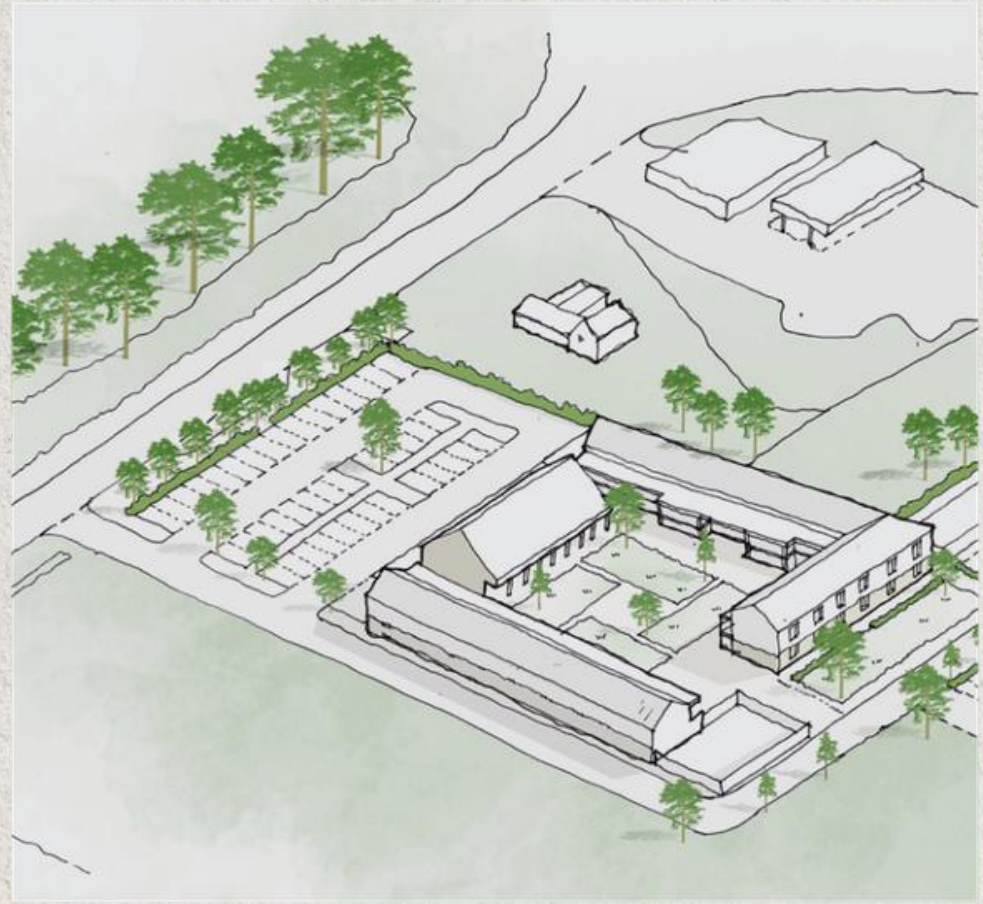


Development Land

Chapel House Farm has approximately seven acres of land surrounding the farmstead, which we will carefully develop over time. Early conversations have indicated a keen interest from various prospective occupiers, all without even marketing the site. The uses and occupiers for the land will be carefully curated, so each complements the others and the overarching feel and ethos of the site is carefully guarded. We have allocated a specific portion of the land to create an events and launch area, which we anticipate will be popular with local, national and potentially international businesses and event organisers.









A fifty bedroom motel has been granted outline planning permission, following an approach from an innovative, up-and-coming leisure brand, on the land positioned directly adjacent to the A361. Access to the motel and the balance of the land will be via a much-improved entrance off the A361.







Outline Planning: granted







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