

# DEVELOPMENT OPPORTUNITY

5 ELSFIELD WAY, SUMMERTOWN, OX2 8EW



Breckon & Breckon  
est.1947

LAND & NEW HOMES

2 HOUSES  
6 APARTMENTS

A RARE, FULLY CONSENTED  
RESIDENTIAL DEVELOPMENT  
OPPORTUNITY IN A PRIME  
NORTH OXFORD SUBURB.

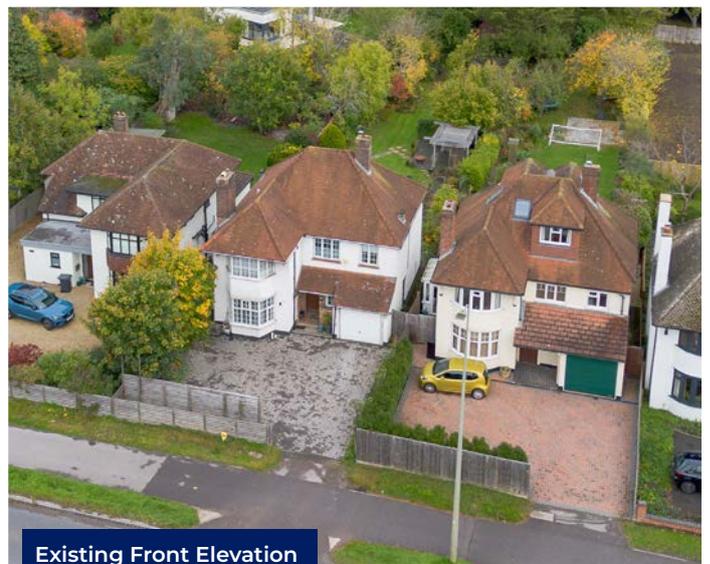


## FOR SALE:

Elsfeld Way, Summertown,  
OX2 8EW

The scheme will provide two new houses and six highly sustainable apartments, designed to deliver contemporary living with strong environmental credentials.

- Unconditional offers invited for the Freehold Sale
- Planning Reference: 25/00224/FUL
- Designed by award-winning Riach Architects
- Site size: approx. 0.23 acres
- Flood Zone 1 – low flood risk
- BNG delivered on-site
- Oxford Parkway Railway Station - 1.2 miles
- 500M from 42 hectares of community space at Cutteslowe Park
- Well connected for Summertown, Oxford, Headington & London



Existing Front Elevation



Existing Rear Elevation

# THE PROPOSED DEVELOPMENT

The development comprises six contemporary apartments at the front of the site and two semi-detached houses positioned to the rear, all designed with a strong focus on modern living, sustainability, and well-integrated outdoor space.

The development has been carefully designed to sit comfortably within the existing streetscape, with the front building set back to retain a green frontage and follow the established building line. The site is approximately 80m long and over 12m wide, oriented on a north-south axis.

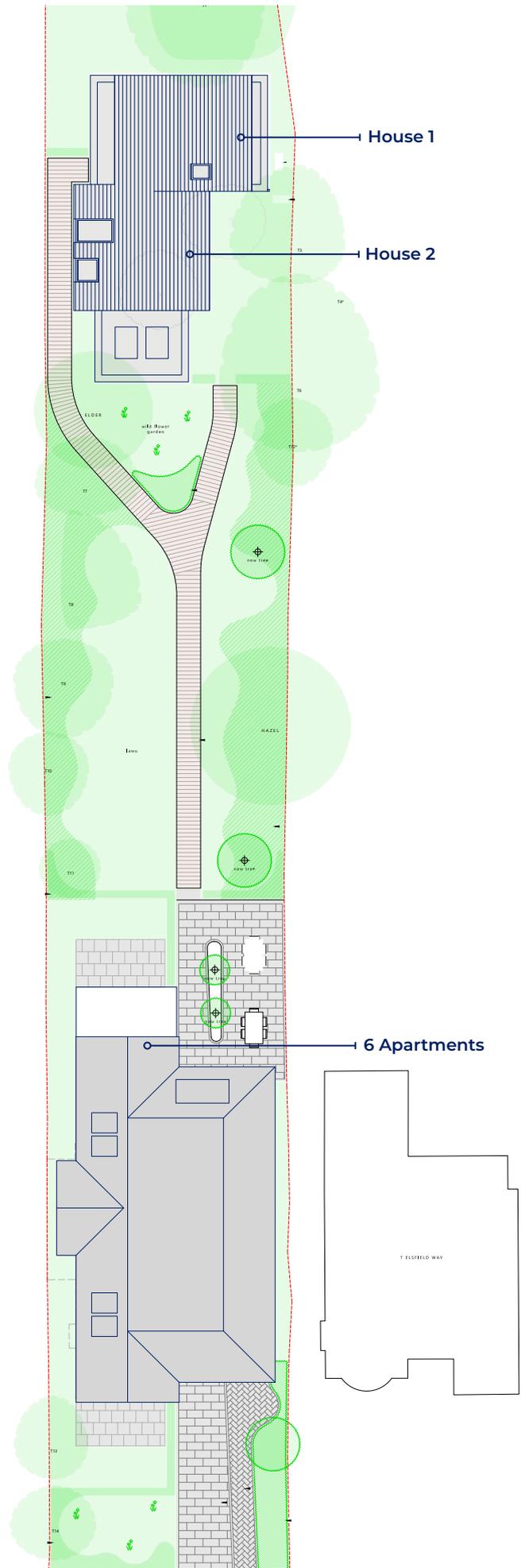
A central undercroft passage provides access through to a communal garden and the two rear houses.

While integrated cycle and bin storage is also included in the layout. The scheme is entirely car-free, in line with local planning policy and the growing demand for low-impact urban living.

Existing Garden View



## Location Plan



# THE APARTMENTS

The 1 and 2 bed apartments are designed across three floors. Crafted with red brick at ground level and striking red-brown zinc above, the flats combine traditional warmth with contemporary elegance. Private inset balconies add both style and practicality

- Each apartment benefits from private balcony or garden
- Space heating: modern storage heaters powered by off-peak electricity, with controls for flexible and cost-effective heating

- Hot water is provided by air-to-water heat pumps with a built-in cylinder
- Hedgerows define the boundaries between communal and private spaces, adding greenery and supporting biodiversity.
- Secure ground-level private and communal storage, including bins and bicycles, for all occupants



Front Elevation



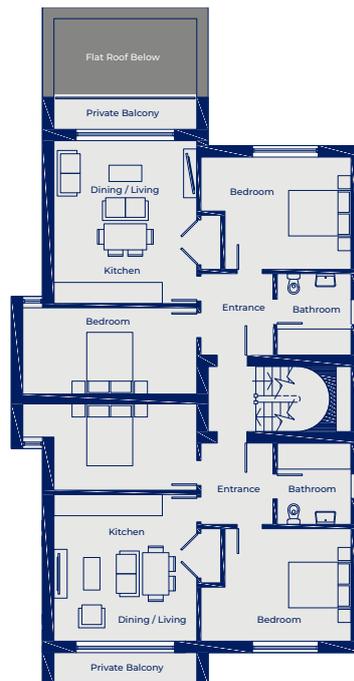
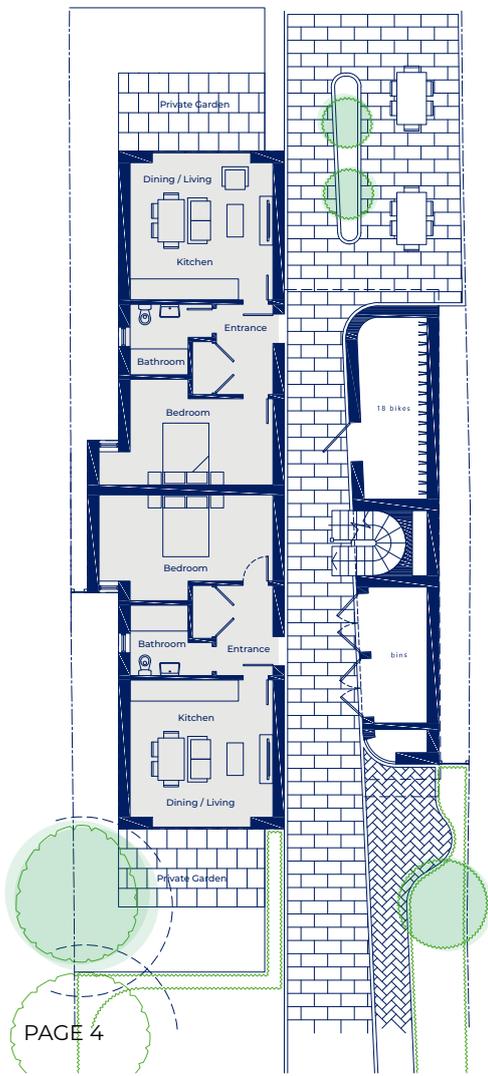
Rear Elevation

## ACCOMMODATION SCHEDULE

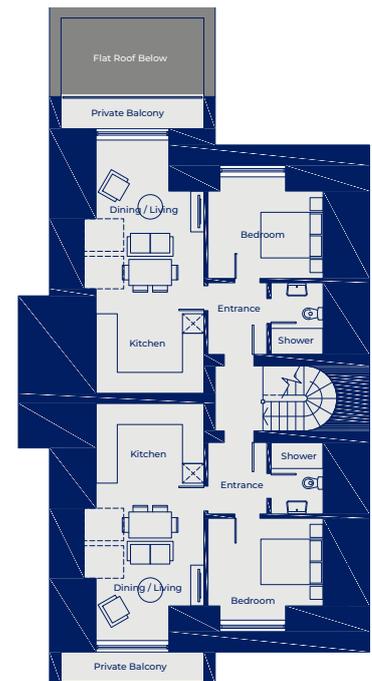
No	Floor	Type	Beds	SqM	SqFt
1	Ground	1B1P	1	45.6	490
2	Ground	1B1P	1	44	474
3	First	2B3P	2	61.3	660
4	First	2B3P	2	64.9	699
5	Second	1B1P	1	42.4	456
6	Second	1B1P	1	43.5	468

**3247**

### Ground Floor



First Floor



Second Floor



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

## THE HOUSES

The two houses are proposed at the rear of the site and each benefit from a private garden.

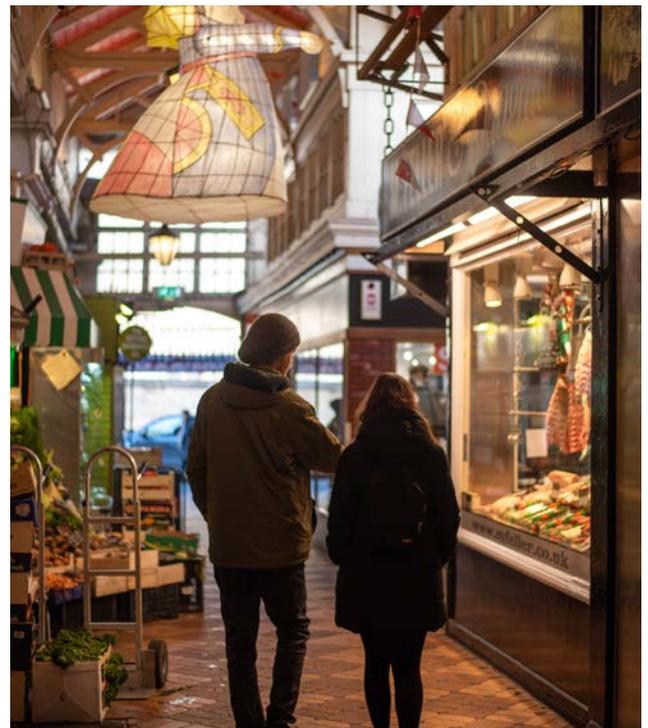
The homes are two storey, semi-detached and feature brickwork at ground level with timber shingle cladding above. Sleek aluminium-framed glazing floods the interiors with natural light and adds a contemporary architectural finish.

- Ground floors include large open-plan kitchen/dining areas
- A biosolar PV system integrated with a green roof combines renewable energy generation with enhanced sustainability and biodiversity.
- Each home will have an air source heat pump delivering efficient, low-carbon heating and hot water
- Secure bin and bicycle storage.



### ACCOMODATION SCHEDULE

House	Position	Storeys	Beds	Bath	SqM	SqFt
1	SD	2	2	1	85.1	916
2	SD	2	2	1	76.4	822



## LOCATION

The plot is located on Elsfield Way, in Cutteslowe, a vibrant suburb of North Oxford, situated between Sunnymead and Water Eaton.

Just a five-minute walk away is Cutteslowe Park, one of Oxford's largest and most attractive green spaces, featuring beautifully landscaped gardens, countryside walks, and a variety of family-friendly facilities. Highlights include play areas, a splash park, tennis courts, a miniature railway, a popular café, as well as wildlife attractions such as a duck pond and aviary.

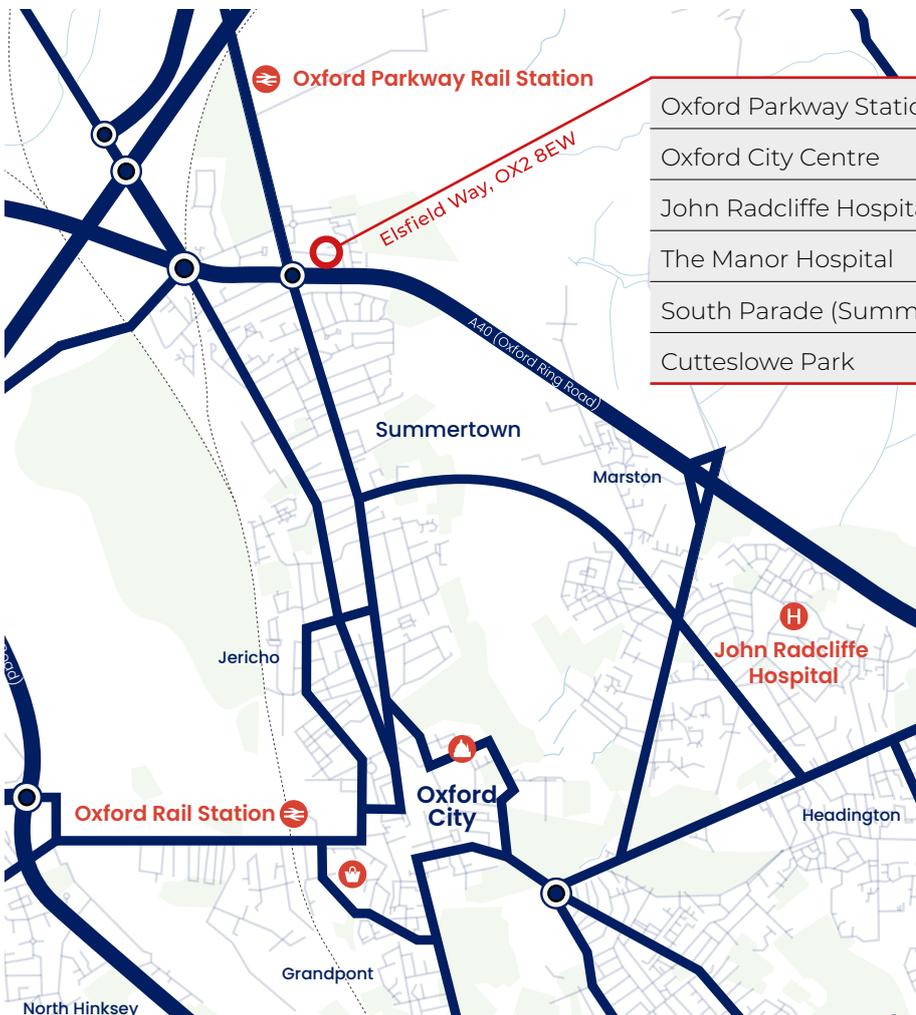
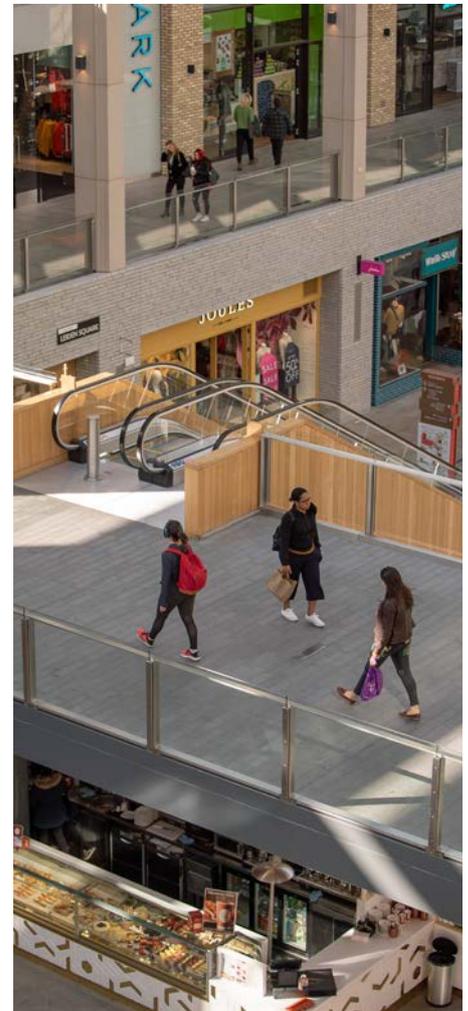
Oxford Parkway Station is an eight-minute bike ride away. The regular service to Oxford takes approximately six minutes, while the fastest direct train to London Marylebone takes just over an hour. Local buses provide regular services to and from Oxford city centre, Summertown, Headington Hospitals, and Oxford Brookes University.

Summertown, located just over a mile away, is known for its lively atmosphere, excellent amenities, and strong sense of community. The neighbourhood offers a diverse range of independent cafés, restaurants, artisan bakeries, and boutique shops, alongside well-known supermarkets such as M&S Food.

Health services including GP practices and dental clinics, as well as gyms, yoga studios, and a modern public library, are also available locally.

Oxford city centre, under three miles from the plot, features a rich mix of historic architecture, world-renowned colleges, museums, theatres, shops, restaurants, and cultural attractions, making it a dynamic destination for work, study, and leisure.

Education remains a key attraction, with outstanding state and independent schools in close proximity.



	Distance (Miles)	Cycle (Minutes)	Bus (Minutes*)
Oxford Parkway Station	1.3	8	10
Oxford City Centre	2.9	15	19
John Radcliffe Hospital	3.4	21	18
The Manor Hospital	3.9	23	26
South Parade (Summertown)	1.1	7	12
Cuttleslowe Park	0.3	2	5

\* (From Harefields 6 minute walk)



## PLANNING PERMISSION

The property benefits from a detailed planning permission granted on 3rd October 2025 under reference 25/00224/FUL

Both the planning consent and the accompanying pre-application advice are available for review in the dataroom.

## OXFORD CITY COUNCIL PLANNING PORTAL

Oxford City Council Planning Portal –  
Application 25/00224/FUL



## FLOOD RISK

The site is located in Flood Zone 1 – the lowest category of flood risk.

## DRAINAGE

The development will manage surface water through a sustainable drainage system (SuDS). Foul water will connect into the existing public sewer at the south of the site. Thames Water have confirmed that both the wastewater network and sewage treatment works have sufficient capacity, though the usual agreements will apply. *See the Thames Water consultee response included in the data room.*

## SERVICES

All mains services are currently connected to the plot via the existing dwelling. Interested parties should make their own enquiries with the relevant statutory authorities to confirm that the services are adequate for the proposed development.

## TREE ASSESSMENT

The scheme has been carefully designed to balance development with landscape quality.

An arboricultural impact assessment has confirmed only two low-quality (Category C) trees need removal, with the majority of existing trees retained and safeguarded during construction.

No trees on the development site are covered by a Tree Protection Order, but protected trees exist on adjoining land to the North.

*See the Arboricultural Report carried out in January 2025 by Sylva Consultancy in the data room.*

## BIODIVERSITY NET GAIN & ECOLOGY

Ecological enhancements are integrated into the design, including new tree and ornamental planting, grassland and native scrub areas, and new hedgerows within communal spaces.

The scheme achieves a Biodiversity Net Gain (BNG) of 11.99% for habitats and a 263.65% increase in hedgerows, with all trading rules fully satisfied. *See the Biodiversity Net Gain Assessment carried out in January 2025 by AEW Ltd in the data room.*

An ecologist was appointed to undertake a bat preliminary roost assessment (PRA) and protected species walkover on site. The PRA and protected species walkover found there was no evidence of bats or other protected species present on site.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

A CIL form has been submitted with the planning consent, but a formal Liability Notice has not yet been issued. Any future liability will pass to the purchaser under the sale contract.

The net additional gross internal area of the proposed development is 307.3 square metres, with the 2025 rate for C3 dwelling houses set at £172.28 per square metre.

Buyers should satisfy themselves as to the total CIL payable and the applicable instalment arrangements.

Further information is available on the Oxford City Council website.



## TITLE NO

ON138835

## COVENANTS

The property is subject to a historic title conveyance dated 1933, which contains certain restrictive covenants.

The potential risks have been appropriately managed through a restrictive covenant indemnity insurance policy. Please ask the agent for further details.

## **WAYLEAVES, EASEMENTS, AND RIGHTS OF WAY**

Any agreement will be made subject to and with the benefit of all existing wayleaves, easements, covenants, and rights of way associated with the site, whether detailed in the brochure or not.

Any purchaser will be required to rely upon their own legal due diligence prior to entering into an agreement.

## **PLANS, AREAS & SCHEDULES:**

The plans are for reference only.

The red lines on photographs and plans provided are for identification purposes only.

## **VAT**

The land has not been elected for VAT and VAT will not be charged on the sale price.

## **VIEWINGS**

Are strictly by appointment and to be accompanied by the agent:

**e:** [land@breckon.co.uk](mailto:land@breckon.co.uk)

**t:** 01865 558999

**IMPORTANT NOTICE:** Purchasers are advised to rely upon their own inquiries. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point that is of particular importance to you, please obtain professional confirmation. These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or commit expenditure. An interested party should consult their surveyor, solicitor, or other professionals before committing themselves to any expenditure or other legal commitments. The plans are for reference only. The outlines are for identification purposes only. The purchaser should satisfy themselves as to the description of the property. All dimensions/measurements/distances are approximate. Breckon & Breckon assume prospective purchasers have carried out inspections to satisfy themselves that the information in the particulars is correct. Particulars dated October 2025

**Breckon & Breckon**  
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### **Land & New Homes**

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