



SCHOLARS RESIDENCE

OXFORD

Heritage, Living, Modern Investment



WELCOME

Welcome to Scholars Residence, an exclusive new development in the heart of Oxford. This purpose-built residential development offers modern living across 14 apartments over 4 floors. With a mix of 1 & 2 bedroom apartments they combine style, convenience, and comfort in the UK's most prestigious university city.

An aerial photograph of Oxford, England, showing the city's historic architecture, including the University of Oxford and its surrounding streets and green spaces. The image is used as a background for the left side of the slide.

UNVEILING OXFORD



Strong Economy

Oxford boasts one of the strongest economies in the UK. Oxford contributes £21.9 billion to the UK economy annually. The city's economy is expected to grow further, with excellent employment opportunities and a talented workforce of 434,800.



Education Hub

Oxford is renowned for its world-class educational institutions, including the University of Oxford, ranked as the top university in the world. The city attracts a large student population, creating high demand for rental properties and graduate talent for employers.



Tourism

Oxford is a popular tourist destination, welcoming 7 million visitors annually. The city's cultural attractions, museums, galleries, and historical sites contribute to its appeal, generating over £780 million in income for local businesses.



Robust Economy

Oxford is a stable city with a low unemployment rate of less than 1% and a highly-trained workforce. The city's economy is expected to continue thriving, making it a secure investment choice. With one of the highest employment rates in the UK, the Oxford economy continues to be powered by education, research & development, and science.



CONNECTIVITY

Oxford is superbly positioned at the crossroads of major road networks, making travel by car across the UK fast and convenient. Competing with the connectivity via car is the two railway stations in Oxford with easy access to London and other major cities. The East-West Rail Project will make Oxford even more accessible.

Via Train

London Paddington – 52 minutes

London Marylebone – 1 hour

Birmingham New Street – 1 hour

Manchester Piccadilly – 2 hours 45 minutes

Heathrow Airport – 90 minutes

Via Car

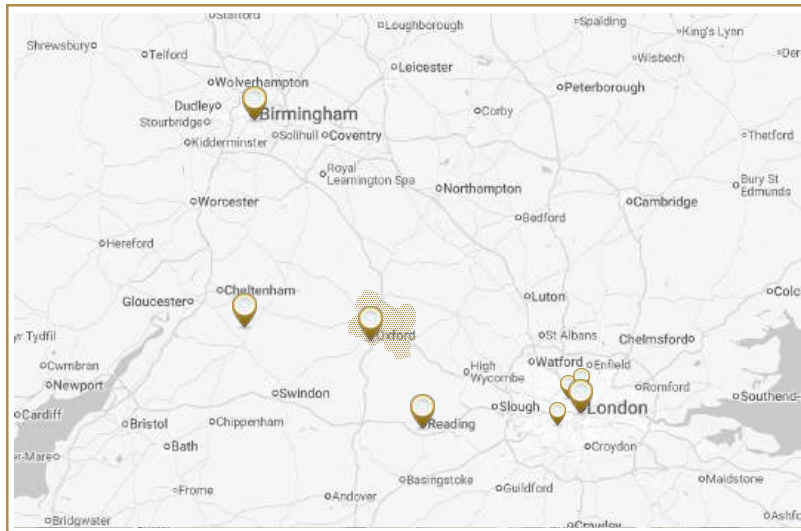
London – 1 hour 30 minutes

Heathrow Airport – 50 minutes

Birmingham – 1 hour 30 minutes

Reading – 45 minutes

Cotswolds – 30 minutes





OXFORD GOING GREEN

Zero Carbon Oxford is the goal for Oxford to achieve net zero carbon emissions across the city as a whole by the year 2040 – ten years ahead of the legal deadline set by Government.

Oxford plans to reduce car use through the Central Oxfordshire Travel Plan, which aims to cut car trips by 25% by 2030 and achieve a net-zero transport network by 2040. This is ultimately cutting out the need for cars in and around Oxford.

Oxford's recent major public transport investment includes a £82.5 million initiative to introduce 159 new electric buses and two associated charging hubs, aiming for a greener urban transport network for students and commuters. The 159 new electric buses will run across Oxford's 61 bus routes with 150 bus stops. This collaborative effort between government schemes, the county council, and bus operators, including the Oxford Bus Company, is a significant step toward sustainable public transport in the city. In line with the above, Oxford is one of the most cycle-friendly cities in the country for commuting, and this shows with the locals relying on bikes more than cars, and this will only continue.





A VIBRANT CITY EXPERIENCE

Oxford blends history with modern living. The city offers diverse shopping from the Covered Market to Westgate Oxford, plus a wide range of cafés, restaurants, and pubs.

A lively student population fuels its nightlife with bars, clubs, and live music venues.

Rich in culture, Oxford boasts museums, theatres, and historic landmarks, while its location makes excursions to the Cotswolds and Thames Valley easy and appealing.







THE LOCATION: SUMMERTOWN OXFORD

Summertown is one of Oxford's most desirable addresses, offering an unmatched blend of convenience, culture, and character. It is a particular favourite of wealthy business people, professionals and academics at the university. Summertown is also part of the most expensive areas in Oxford with average house prices being £113,000 over the average house price of central Oxford.



Education

A stones throw away to the University of Oxford, The Dragon School, St Edward's, and Oxford High School.



Lifestyle

Boutiques, cafés, independent shops, and Michelin-rated restaurants within walking distance.



Transport

Excellent bus links, cycling routes, and Oxford Parkway Station (direct trains to London Marylebone in an hour).



Green Space

Minutes from Cutteslowe Park, Port Meadow, and the River Cherwell.



OXFORD PROPERTY INVESTMENT IN A SNAPSHOT



Population

From 136,600 residents in 2000, the population grew to 152,900 by 2022 and is expected to reach 158,130 by 2035, marking a 16% increase since 2000, largely due to its educational appeal.



Economy

Oxfordshire's disposable household incomes have increased from GBP38,260 in 2000 to GBP67,840 in 2022, a 77% rise, outpacing the UK average. Incomes are projected to grow another 53%, reaching GBP104,030 by 2035. This growth is driven by the region's low unemployment and expanding economy. By 2035, households in the lowest income bracket are expected to decrease by 78% from 2010 levels to under 19,000, while those in the upper-income band are set to increase by 387%, totalling 142,500 households.



Housing Market

Forecasts suggest that from 2022 to 2032, house prices on Oxford property for sale will increase by an additional 26%, exceeding the anticipated UK average growth of 21% in the same period. While Oxford may not be the most affordable market, it is well-positioned for long-term capital appreciation.

EVERYTHING FOR A THRIVING LIFESTYLE

Setting a new standard for placemaking, Oxford North blends culture with low carbon innovation, sustainability with leisure, and open spaces with science. It offers a new model for the future, supporting business, enabling discovery and, above all, improving lives, all in one place.

With access to wide open public spaces and public art throughout, Oxford North is configured to promote wellbeing. The landscape is designed to enhance biodiversity across the newly-created public parks and facilitate access to nature for residents and visitors.

Woven into the new public parks are spaces for entertainment, events and exercise. Integral to the plans are areas for families and children to enjoy natural play while opening eyes and discovering the future.



26,000+
sq ft

cafés, bars and
convenience retail



2km

new and improved
cycle paths



4,500

new jobs

1 million
sq ft

labs and workspaces



£12m

investment in transport
and bus services

23
acres

of open space



3

new parks



180 bed

hotel

500+

trees and
vegetation planted

UNIVERSITY OF OXFORD

This internationally renowned institution is the oldest university in the English-speaking world, with evidence of teaching from as early as 1096.

The University of Oxford is regularly ranked amongst the best universities in the world, and for eight consecutive years, has been the World's Best University in the Times Higher Education rankings. Made up of over 30 colleges located throughout the city, it has a global reputation for research excellence, while offering a vibrant experience for students with a wealth of sports facilities, clubs and activities.

Exceptional level of personalised teaching from experts.

Some of the best learning facilities in the world with over 100 libraries, 4 world-class museums and around 1,500 laboratories.

Lifelong and expert advice on job opportunities and guidance on further study.

Staff who are at the centre of ground-breaking research which is changing the world.

University of Oxford Alumni

These are just some of the well-known figures who attended the University of Oxford:

- **Sir Tim Berners-Lee**, inventor of the World Wide Web
- **Rt Hon David Cameron MP**, former British Prime Minister
- **Bill Clinton**, former President of the United States
- **Hugh Grant**, actor
- **Professor Stephen Hawking**, physicist
- **Qian Zhongshu**, literary scholar
- **Rosamund Pike**, actor
- **Baroness Margaret Thatcher**, former British Prime Minister

Top 10 University of Oxford Colleges

- | | |
|---------------------|--------------|
| • Merton | • Wadham |
| • Lincoln | • St. John's |
| • Harris Manchester | • Somerville |
| • St. Peter's | • Pembroke |
| • St. Catherine's | • Keble |

Source: *Norrington Table for the academic years 2021/22.*







GREAT INVESTMENT OPPORTUNITY PAYMENT PLAN

£5,000 Reservation fee.

Exchange of contracts within 28 days of receipt of contract documentation from seller's solicitors.

20% Deposit payable on exchange less the Reservation fee.

80% Remaining balance of purchase price payable on completion.

APARTMENT SPECIFICATION LIST

EXTERNAL MATERIALS

Render	Through-coloured silicone render - Chalk White
Flat Roof	Single ply membrane
Windows	Velfac high-efficiency triple-glazed windows: white pre-finished timber internally, black grey aluminium (RAL 7021) externally
Doors	Velfac high-efficiency triple-glazed doors: white pre-finished timber internally, black grey aluminium (RAL 7021) externally
Rainwater Goods	Aluminium
Cladding	Composite infill cladding panels - Golden Oak
Bay/Dormer Windows	Standing seam Zinc cladding - RAL 7021 (Black Grey)
Paths	Marshall's block paving - Charcoal
Soft Landscaping	As per approved site plan
Bicycle Storage	Secure cycle store for 28 bicycles
Bin Storage	Bin storage space as per approved plans

INTERNAL FINISHES

Kitchens

Matt finish handleless kitchens (colour: Sandstone) with soft-close doors & drawers

Integrated appliances:

- Neff black induction hob
- Neff integrated cooker hood
- Neff black single fan oven
- Bosch integrated slimline dishwasher
- Bosch white integrated 70/30 frost-free fridge freezer
- Bosch white integrated washer dryer

Worktop & Sink

- 20mm quartz worktop and backsplash
- Black composite under-mounted sink
- Black single lever contemporary tap

Sanitary Fittings

Bath:	Duravit bathtub with tiled bath panel and overhead shower - matt black
WC:	Wall-mounted with concealed cistern
Basin:	Back-to-wall basin with matt black bottle trap
Taps & Fittings (Crosswater):	• Bath filler - matt black • WC dual flush plate - matt black • Basin mixer - matt black • Universal basin and bath waste - matt black
Shower Screen:	Merlyn Mbox with matt black frame
Towel Rail:	Electric, straight, matt black
Shaver Socket:	To bathrooms and ensuites

Floor Finishes

Bedrooms: Carpet - Associated Weavers, Invictus Aries, Colour: Flint
Hallways, Kitchens, Living: Amtico Timber Plank LVT
Bathrooms & Ensuites: Porcelanosa floor tiles (contract range)

Wall Finishes

Tiling to Bathrooms & Ensuites: 3 sides around baths/showers and behind basins & toilets - Porcelanosa contract range

Decorations

Walls & Ceilings: Mist coat and two coats vinyl matt emulsion (colour TBC)
Woodwork: Primer, undercoat and two coats satinwood (colour TBC)

Joinery

Skirting	94mm x 18mm square edge
Architrave	68mm x 18mm square edge
Window Boards	220mm x 25mm bullnose
Entrance Doors	Pre-finished door with multi-point locking
Internal Doors	Deanta Ely 44mm oak veneered, 5-panel vertical FD30
Door Handles	Senza lever on round rose - matt black
Wardrobes	Built-in wardrobes with sliding doors in principal bedrooms

Electrical & Data

- Bronze effect sockets and switch plates
- Low energy recessed downlights throughout
- TV, BT & data points to lounge and all bedrooms
- HikVision video intercom linked to main entrance
- Hard-wired smoke and heat detectors
- BT fibre-ready for customer choice of broadband provider
- PV panels to Flats 13 & 14 only

Heating & Hot Water

Flat No.	Heating	Hot Water
Flats 1 - 12	Gas-fired combi boiler with radiators throughout	Via Boiler
Flats 13 - 14	Electric panel convactor radiators	Exhaust air to water heat pump

General

- **Post Boxes:** Individual boxes in main entrance lobby
- **Lift:** 8-person Stannah passenger lift to all floors
- **Warranty:** 10-year Protek warranty
- **Lease:** 999 years
- **Service Charge:** Payable for maintenance of shared facilities & communal areas
- **Access:** Fob-controlled access to entrance lobby

Note: This specification is subject to change at the discretion of Christchurch Homes Limited, provided that any such changes will be of a like-for-like nature and will not materially alter the overall function, quality, or intent of the specification.

FREQUENTLY ASKED QUESTIONS

When is the completion date?

Estimated completion is Q4 2026.

Does the Scholars Residence have planning permission?

Yes, full planning permission has been granted.

When will construction start?

On site already and started with clearing ready for full works to commence September.

How many apartments are in the development?

14 apartments in total, with a mix of one-bedroom and two bedroom.

When will completion be?

Q4 2026

When is the longstop date?

September 2027

How long is the leasehold?

999 years

Is there a service charge?

Yes, see budget.

Will short-term lettings be permitted?

Yes, on approval from developer.

Is there a building warranty?

10 Year structural warranty with Protek.

How many floors are in the building?

4

Will there be lift access?

Yes

Who is the recommended buyers lawyer?

Carbon Law

Will mortgages be available on completion?

Yes, subject to individual circumstances and lender criteria.

Who is the preferred mortgage broker?

International Property Finance Group (IPFG)

Who will likely be the tenants?

Working professionals & Postgraduate students at Oxford University.





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MORE INFORMATION

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