

CANALSIDE QUARTER



Computer Generated Image of Canalside Quarter is indicative only.

The Future of Oxford Living


Canalside Quarter is a new collection of contemporary homes with leafy green spaces close to the Oxford Canal, just 2.5 miles from Oxford's historic city centre.

Introducing the inaugural phase of Canalside Quarter, The Penrose and The Brenner buildings; featuring an exquisite array of 1, 2 and 3 bedroom apartments. Boldly modern in design, these residences set a new benchmark in contemporary architecture, prioritizing light, space, and seamless indoor-outdoor connections.

Each apartment boasts its own private outdoor area, with balconies overlooking the central landscaped square and the picturesque surrounding countryside. With a strong focus on energy efficiency, these homes are designed to minimize environmental impact while providing exceptional comfort.

Nestled within the vibrant Oxford North community, Canalside Quarter offers convenient access to planned amenities and the bustling Oxford neighbourhoods of Wolvercote and Summertown, as well as the city centre itself, ensuring a lifestyle enriched by schools, shops, cafés, restaurants, and lush green spaces.

Why Oxford?

#1 
 OXFORD UNIVERSITY RANKED
 #1 IN THE WORLD FOR THE
 8TH CONSECUTIVE YEAR¹


4 
 Sites of Special
 Scientific Interest
 totalling 178 acres within
 1 mile of Canalside Quarter²

5 NEW PARKS 
 across Canalside Quarter and
 Oxford North, and easy access
 to surrounding countryside

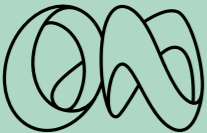

4,500
 new jobs³


40,000
 UNIVERSITY
 OF OXFORD
 STUDENTS
 AND STAFF⁴

£2.17 BILLION CONTRIBUTION
 TO ECONOMY
 FROM TOURISM IN
 OXFORDSHIRE⁵

£15.7 BILLION

 UK ECONOMY
 CONTRIBUTION
 FROM UNIVERSITY
 OF OXFORD⁴

£163bn
 Annual GVA added by the
 Oxford-Cambridge Innovation
 Arc to the national economy⁵


**OXFORD
 NORTH**
 BE AMONG THE FIRST TO PURCHASE
 IN OXFORD'S EXPANSIVE REGENERATION
 PROJECT, MARKING YOUR PLACE AT THE
 FOREFRONT OF THIS EXTRAORDINARY
 OPPORTUNITY.

¹ Times Higher Education World University Rankings 2024
² Natural England
³ Oxford North, A new place to answer tomorrow's questions. March 2024

⁴ www.ox.ac.uk/about/facts-and-figures and
 www.ox.ac.uk/about/facts-and-figures/staff-numbers
⁵ www.manufacturing-supply-chain.com

Canalside Quarter and Oxford North



Canalside Quarter will be part of Oxford North, a dynamic new destination for the city.

Designed by a world-leading team of master planners, architects and specialist consultants, Oxford North is a £700m investment which will connect and enhance the local area with open spaces, public art, events and culture. Plans for this thriving 64-acre science and technology community include:

- 1 million sq ft of labs and workspaces
- 20% forecast population increase within 5 years*
- 26,000 sq ft of cafés, bars and convenience retail
- 180-bed hotel
- 375 EV charging points

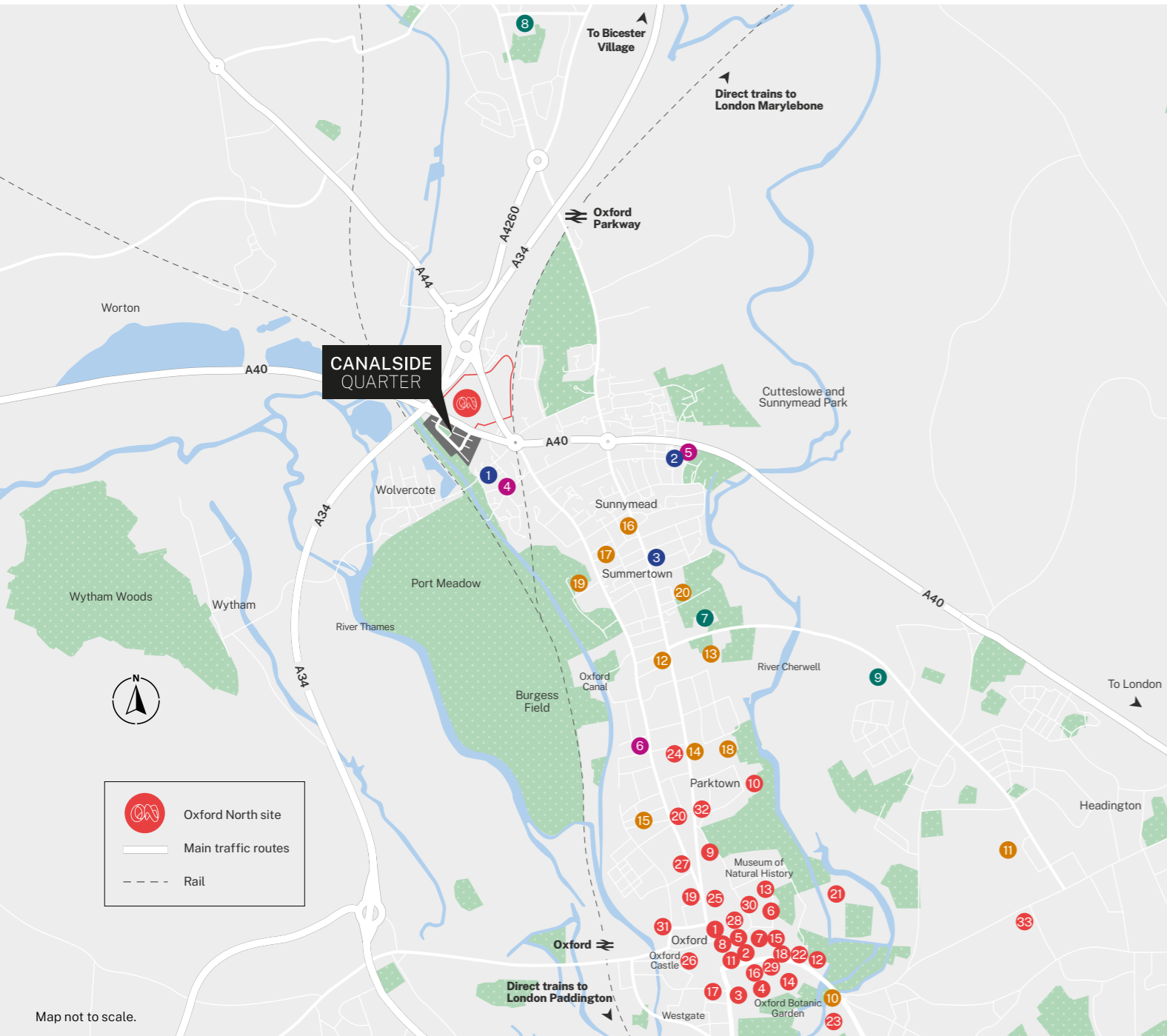


Scan here to learn more about Oxford North



* Within a 30 minute drive of Oxford North. Source: Oxford North, A new place to answer tomorrow's questions. March 2024

World-class Education



UNIVERSITY OF OXFORD COLLEGES

- | | | | |
|-----------------------------|-----------------------|---------------------------|------------------------------|
| 1 Balliol College | 8 Jesus College | 17 Pembroke College | 26 St Peter's College |
| 2 Brasenose College | 9 Keble College | 18 The Queen's College | 27 Somerville College |
| 3 Christ Church | 10 Lady Margaret Hall | 19 Regent's Park College | 28 Trinity College |
| 4 Corpus Christi College | 11 Lincoln College | 20 St Anne's College | 29 University College |
| 5 Exeter College | 12 Magdalen College | 21 St Catherine's College | 30 Wadham College |
| 6 Harris Manchester College | 13 Mansfield College | 22 St Edmund Hall | 31 Worcester College |
| 7 Hertford College | 14 Merton College | 23 St Hilda's College | 32 Wycliffe Hall |
| | 15 New College | 24 St Hugh's College | |
| | 16 Oriel College | 25 St John's College | 33 Oxford Brookes University |

Academic Excellence

As home to one of the world's leading universities, Oxford has a formidable reputation for education.

Within two miles of Canalside Quarter, there are eight state primary schools and two secondary schools, all rated either 'Good' or 'Outstanding', alongside several top independent day and boarding schools providing further educational choices.

NURSERY SCHOOLS

- 1 Wolvercote Montessori Nursery
Ofsted rating: **Good**
7 minutes
- 2 Cutteslowe Primary School Nursery
Ofsted rating: **Good**
6 minutes
- 3 Summertown Montessori Nursery
Ofsted rating: **Good**
7 minutes

PRIMARY SCHOOLS

- 4 Wolvercote Primary School
Ofsted rating: **Good**
9 minutes
- 5 Cutteslowe Primary School
Ofsted rating: **Good**
6 minutes
- 6 St Aloysius' Catholic Primary School
Ofsted rating: **Good**
9 minutes

SECONDARY SCHOOLS

- 7 The Cherwell School
Ofsted rating: **Outstanding**
9 minutes
- 8 Gosford Hill School
Ofsted rating: **Good**
6 minutes
- 9 The Swan School
Ofsted rating: **Good**
10 minutes

INDEPENDENT SCHOOLS

- 10 St Edward's School
Boarding and day school for boys and girls aged 13-18
6 minutes
- 11 Summer Fields School
Boarding and day school for boys aged 4-13
8 minutes
- 12 St Clare's
Boarding and day school for boys and girls aged 14-19 offering the International Baccalaureate
8 minutes
- 13 Oxford High School
For girls aged 4-18
10 minutes
- 14 Wychwood School
Boarding and day school for girls aged 11-18
11 minutes
- 15 d'Overbroeck's School
Years 7-11 boarding and day school for boys and girls aged 11-18
12 minutes
- 16 d'Overbroeck's Sixth Form
Sixth Form day school for boys and girls aged 16-18
6 minutes
- 17 Dragon School
Pre-Prep (Reception to Year 3) Boarding and day school for boys and girls aged 4-7
7 minutes
- 18 Dragon School
Prep (Years 4-8) Boarding and day school for boys and girls aged 8-13
9 minutes



Christ Church, University of Oxford

Two of the country's highest achieving independent schools for exam results are in Oxford:

- 19 Magdalen College School
3.8 miles
16 minutes
- 20 Headington Rye Oxford School
4.1 miles
18 minutes

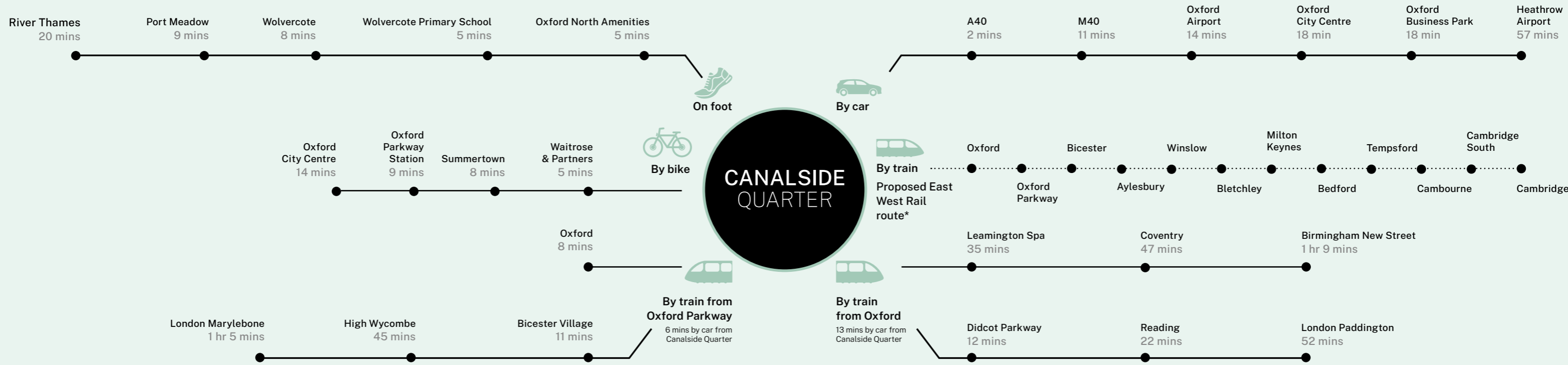
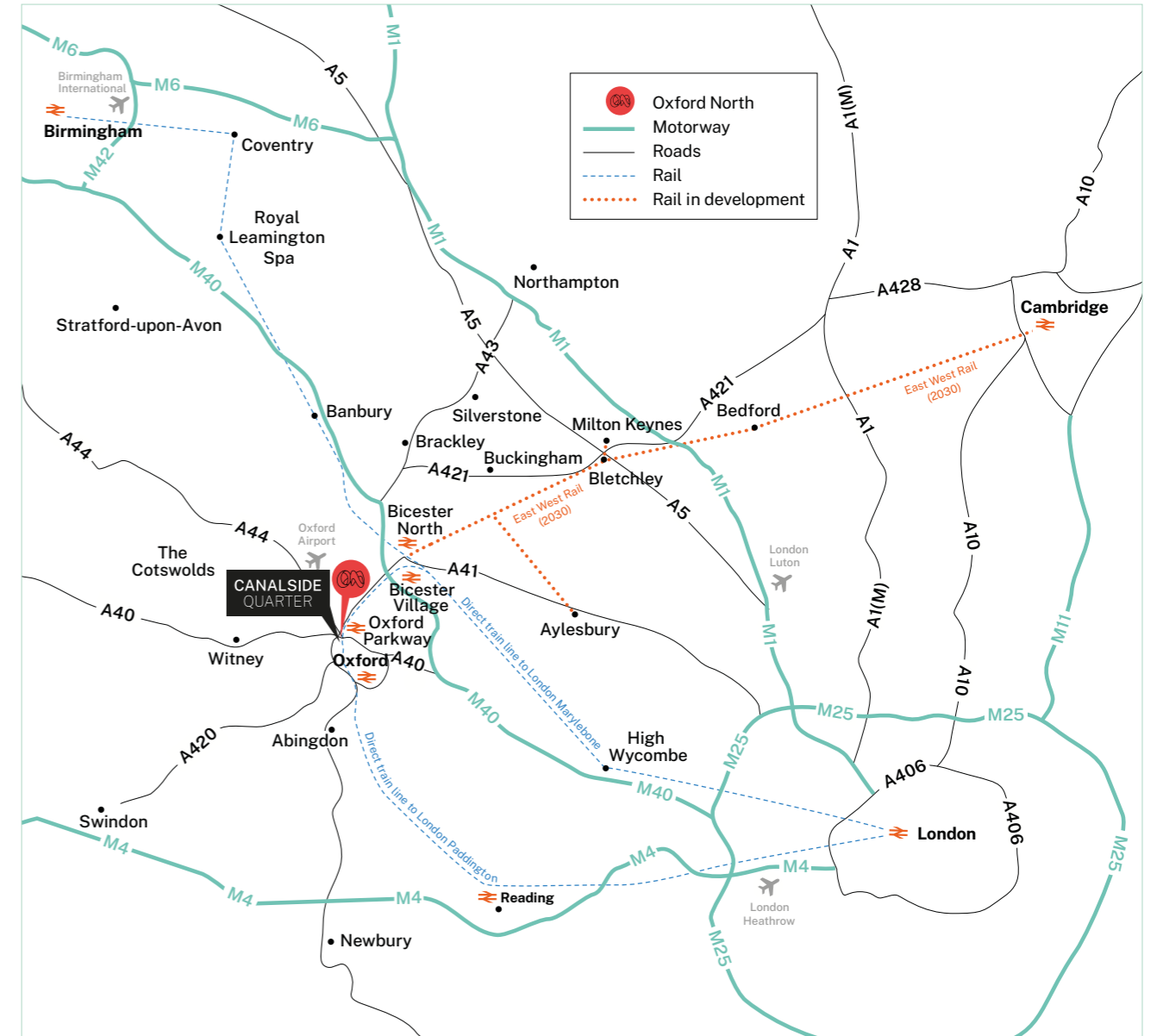
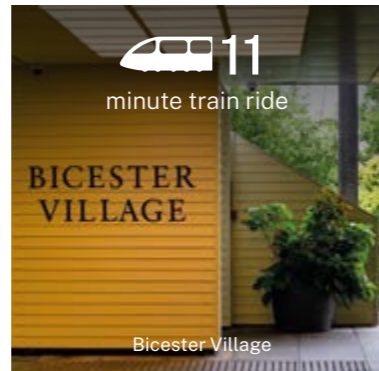
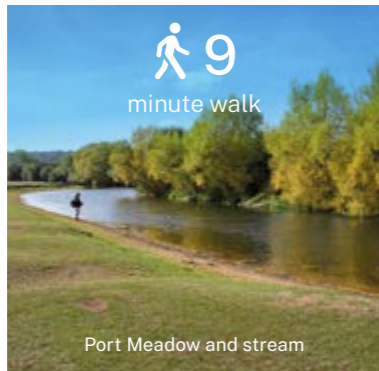
Journey times are approximate. Source: Google Maps.

Connections

Canalside Quarter is conveniently located 2.5 miles from Oxford City Centre – just 9 minutes away by car or 14 minutes by bike. Regular direct services run from Oxford Parkway and Oxford rail stations to central London, while Heathrow Airport is 57 minutes' drive away.

Plans for the new East West Rail project are also under way, which aims to create a new rail link between Oxford and Cambridge*, reducing journey times and improving connectivity and opportunities across the region.

There is also plenty to explore on foot and by bicycle from Canalside Quarter, including beautiful open spaces, woods and the River Thames, as well as local shops, cafés, pubs and restaurants.



Journey times and distances are approximate. Sources: www.nationalrail.co.uk and Google Maps. *Subject to final government funding and approval. Anticipated completion 2030.

A Thriving Economy and Rental Demand

Oxford boasts robust rental demand fuelled by its thriving economy and globally renowned university. With a significant population of students, international residents, and professionals in academic, scientific, and technical fields, the city maintains a strong tenant demographic.

Known for its excellence in education, research, and life sciences, Oxford also ranks among the top 20 European locations for tech investment, earning recognition as a leading tech city in the UK. It holds the highest proportion of academic, scientific, and technical jobs among major towns and cities in the South East, attracting individuals seeking opportunities in these sectors. Additionally, Oxford's proximity to Silverstone, home of the British Grand Prix, attracts top Formula 1® teams and motorsport innovators to the region.

>5%
GROSS RENTAL YIELDS ACHIEVABLE

Source: Dataloft Rental Market Analytics 2022/2023

UP TO **23%**
PROJECTED RENTAL PRICE GROWTH BETWEEN 2024-2028

Source: JLL, Savills & Knight Frank

103%
AVERAGE PRICE INCREASE OF PROPERTIES SOLD IN OXFORD IN THE LAST 10 YEARS

Source: Land Registry Data 2023

45%
OF OXFORD WORKERS WHO RENT LIVE IN OXFORD

Source: Dataloft Rental Market Analytics 2022/23

5.9%
COMPOUND ANNUAL GROWTH RATE (CAGR)

Source: Dataloft Rental Market Analysis

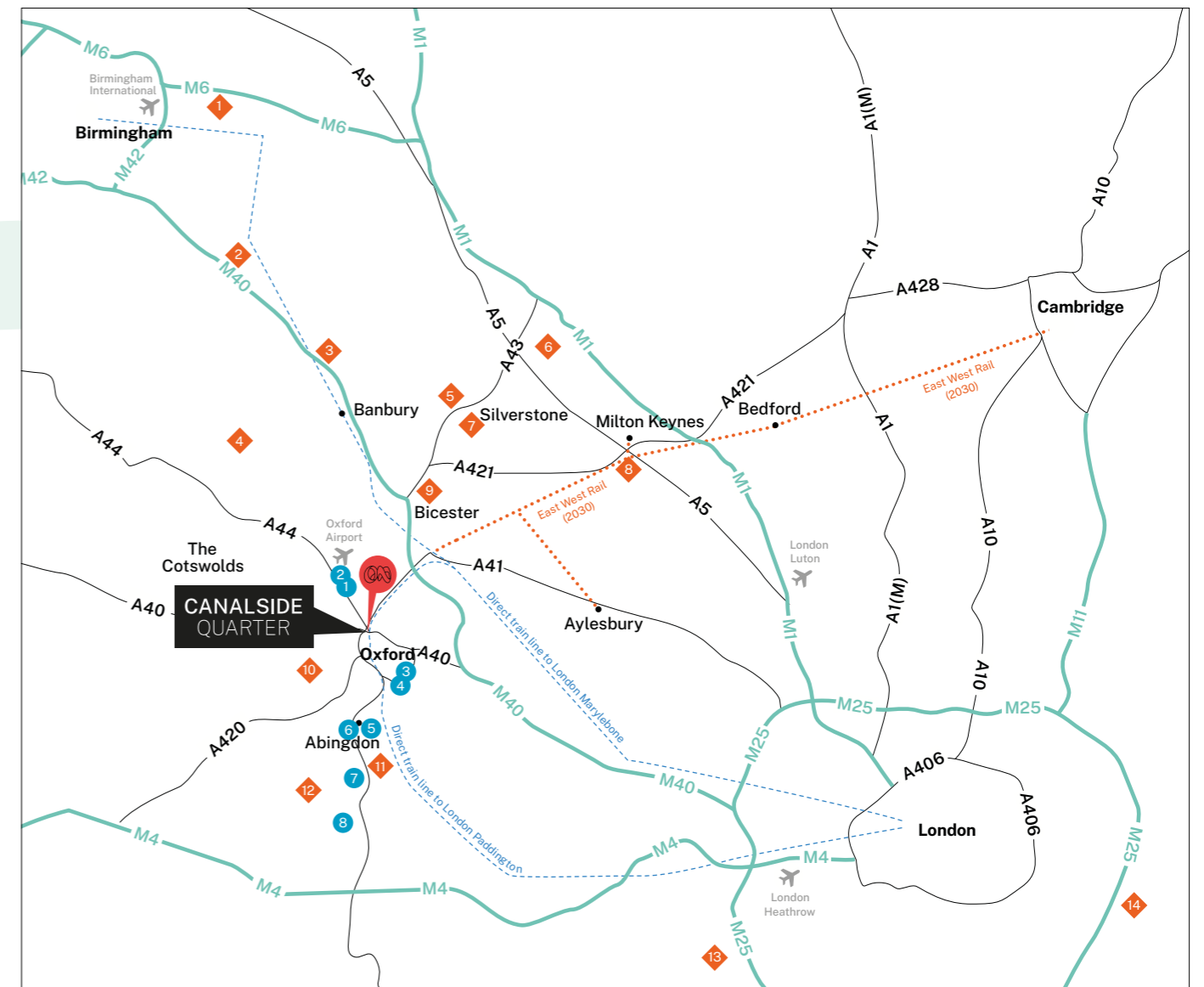
Leading Employers and Businesses In The Area



ASTON MARTIN



Oxford Science Parks and Motorsport Valley



Business and Science Parks In and Around Oxford

- 1 Begbroke Science Park
3.4 miles – 9 minutes 🚗
- 2 Oxford Technology Park
4.2 miles – 10 minutes 🚗
- 3 ARC Oxford Innovation Campus
7.2 miles – 17 minutes 🚗
- 4 Oxford Science Park
8.7 miles – 16 minutes 🚗
- 5 Abingdon Science Park
10.9 miles – 18 minutes 🚗
- 6 Abingdon Business Park
12 miles – 17 minutes 🚗
- 7 Milton Park
15.7 miles – 21 minutes 🚗
- 8 Harwell Innovation Campus
20.3 miles – 32 minutes 🚗

Formula 1® Teams and Motorsport Innovators Surrounding Oxford

- 1 – Motorsport Industry Association
- 2 – Jaguar Land Rover
- 3 – Haas F1 Team – Prodrive
- 4 – BWT Alpine F1 Team
- 5 – Mercedes – AMG PETRONAS F1 Team
- 6 – Aston Martin – Dragon Penske Autosport – Envision Formula E
- 7 – Silverstone
- 8 – Oracle Red Bull Racing
- 9 – Bicester Motion
- 10 – BMW MINI – Jaguar Formula E
- 11 – Tokamak
- 12 – Williams Racing
- 13 – McLaren Formula 1 Team
- 14 – Tevva

Journey times and distances are approximate. Source: Google Maps.



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Property Information

THE PENROSE:

Property type	Number
1 bedroom apartment	6
2 bedroom apartment	14
3 bedroom apartment	10

THE BRENNER:

Property type	Number
1 bedroom apartment	6
2 bedroom apartment	14
3 bedroom apartment	10

CAR PARKING:

Available for 3 bedroom apartments by separate negotiation, speak to a sales consultant for more information.

CYCLE PARKING:

Cycle spaces available for each home.

ESTIMATED ANNUAL CHARGES:

To help maintain the community facilities and beautiful landscaped areas throughout the development, all homes are subject to an estate charge. All apartments will be subject to a service charge for the maintenance of the apartment building and the shared areas within.

SERVICE CHARGE:

The service charge covers the cost of repair and maintenance of the shared facilities and the internal and external communal areas of the apartment blocks, basement car park and secondary heating and hot water plant. This includes the lifts, communal water and electricity, cleaning, building insurance, reserve fund and professional fees.

ESTATE CHARGE:

The Estate Charge covers the cost of the management and maintenance of the external communal areas on the estate, including the green open spaces, play areas, unadopted estate roads and footpaths.

PAYMENT TERMS:

- The reservation fees are as follows:
 - For all transactions below £500,000, a £2,000 reservation fee is payable.
 - For all transactions between £500,000 and £1m, a £5000 reservation fee is payable.
 - For all transactions above £1m, a £10,000 reservation fee is payable.
- A further deposit of 10% of purchase price (minus reservation fee) is payable on exchange of contracts.
- The balance of 90% of the purchase price will be payable upon legal completion.

EARLIEST ESTIMATED COMPLETION:

The Penrose – Q3/Q4 2025
The Brenner – Q4 2025/Q1 2026

DOCUMENTS REQUIRED FOR EXCHANGE OF CONTRACTS:

- Original current passport or original identity card.
- Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address – these items to be less than three months old.
- In addition your solicitor will require written evidence of the source of your deposit monies accumulating in your account.
- Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement.

VENDOR'S SOLICITOR:

Howard Kennedy LLP
No.1, London Bridge, London SE1 9BG
DX 144370 Southwark 4
Email: lara.arab@howardkennedy.com

Tax Information

COUNCIL TAX FOR OXFORD:

Band	2023/24 Charges (pa)	Band	2023/24 Charges (pa)
A	£1,626.13	E	£2981.22
B	£1897.14	F	£3523.26
C	£2168.17	G	£4065.31
D	£2439.18	H	£4878.36

Source: www.oxford.gov.uk/council-tax-bands-charges/council-tax-charges. Based on the unparished areas of Oxford in which Canalside Quarter currently sits.

STAMP DUTY LAND TAX SURCHARGE:

An incremental SDLT applies to all properties, with higher rates for purchases of additional residential properties, such as second homes and buy-to-let properties. Non-residents will be subject to an additional 2% SDLT as of 1st April 2021.

About The Hill Group

Hill is an award-winning housebuilder and one of the leading developers in London, the home counties, and the South.

In its 25th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 800 staff, the company operates from six strategically located regional offices, with its head office based in Waltham Abbey, Essex.

Hill anticipates completing over 3,000 homes by the close of its current financial year and has a controlled land bank with planning consent for over 8,500 units. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed titles of WhatHouse? Housebuilder of the Year in 2015, 2020, and most recently in 2023, when it also won the Best Large Housebuilder accolade in its first year entering the category. Other awards won in 2023 range from WhatHouse? Awards Best Development and Best Exterior Design, to Best Family Home at the Evening Standard New Homes Awards.

In addition, Hill, a registered New Homes Quality Board (NHQB) developer, proudly adopts the new industry code of practice, demonstrating its dedication to delivering the highest quality homes and exceptional customer service. This commitment has earned Hill the coveted 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past seven years.

The Hill Group is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

Follow us on LinkedIn and Instagram @HillGroupUK

DEVELOPER:

Hill Residential Ltd

LOCATION:

Location: Oxford, OX2 8QF

LOCAL AUTHORITY:

Oxford City Council

TENURE (APARTMENTS):

999 years leasehold from June 2023

ARCHITECTS:

Pollard Thomas Edwards

ADP Architecture

LAP Architects

IDP Architects

WARRANTY:

2 years Hill warranty and

10 years NHBC warranty

EARLIEST ESTIMATED COMPLETION:

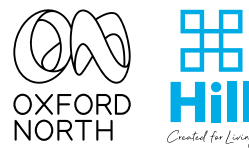
The Penrose – Q3/Q4 2025

The Brenner – Q4 2025/Q1 2026

OVER 96%* OF CUSTOMERS WOULD RECOMMEND US TO A FRIEND

*National House Builders Council (NHBC),
New Home Customer Satisfaction Survey Score 2023/2024

Proudly brought to you by



Hill International Team

hillinternational@hill.co.uk

canalsidequarter.co.uk

