



**CANALSIDE
QUARTER**

The future of Oxford living

A new destination.
A new way of life.

Welcome to Canalside Quarter,
an exciting new concept in
contemporary living with everything
you need for a flourishing future.

Canalside Quarter is part of Oxford North, a dynamic new
district for Oxford, and a thriving neighbourhood where you
can live and connect, work and play, get active and be
inspired – and so much more.

With a choice of homes ranging from one to three bedroom
apartments and three to five bedroom houses, Canalside
Quarter gives you the opportunity to enjoy all the benefits
of this great city, in a fresh, modern and inspiring way.
It is the future of Oxford living.

Destined to be different

As befits its location in Oxford North, Canalside Quarter is a remarkable place to live, offering a revitalising lifestyle in a beautiful green setting, with the Oxford Canal flowing alongside it.

The architectural aesthetic is boldly modern, leading the way for a new era of building style that marks a distinct departure from earlier 21st century architecture. The setting is green and lush, and the location is superb – a 14-minute bike ride from the centre of one of the UK's most magnificent cities.



Computer Generated Image of Oxford North is indicative only.

Creating the community of the future

It all starts here. Oxford North is the next chapter in this forward-thinking city's evolution.

This new community is now being built, to create not only a thriving science and technology hub but also a revolutionary new district of Oxford, connecting academia and commerce, providing well-designed spaces to work, live, learn and socialise in, and be a catalyst for innovation and growth. With a masterplan that includes state-of-the-art laboratories and workspaces, new homes, cafés, bars, convenience stores, hotel, nursery, parks and cultural amenities, it will be a flagship destination, leading the way in how modern design can boost discovery, collaboration and transform people's lives.

Scan here to
learn more about
Oxford North



Oxford's new district for innovation, culture and discovery, leading the next chapter of growth for this thriving city.



A unique collection of homes designed for modern living, perfectly located between beautiful green space and the amenities of Oxford North.



Proposed Future Development

26,000+
sq ft

cafés, bars and
convenience retail



2km

new and improved
cycle paths



3

new parks



£12m

investment in transport
and bus services

Everything for a thriving lifestyle

Living at Canalside Quarter, you can take advantage of a complete and rich lifestyle right on your doorstep.

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.



Computer Generated Image of office space in Oxford North is indicative only.

23
acres

of open space



1 million
sq ft

labs and workspaces

500+

trees and
vegetation planted



4,500

new jobs

180
bed

hotel

An inspiring new neighbourhood



The Ramsey

The Penrose

The Brenner

The Sherrington

The Pearson

BRIDGEMAN PLACE

MUNDA WAY

LADY WHITE GRESCENT

SANDERSON ST

CORDELL CLOSE

LEECH CLOSE

RICHARD SOUTHERN DRIVE

Proposed Future Development



Visionary architecture for everyone

Confident and striking, the streetscape at Canalside Quarter is a new benchmark in contemporary architectural design.

Award-winning architecture practice Pollard Thomas Edwards (PTE) have brought its signature flair and elegance to this new neighbourhood. Renowned for its innovative and thoughtful approach to city living, PTE have delivered discerning and forward-thinking designs, perfect for those looking to embrace a modern way of living.

The sharp angles of pitched roofs contrast dramatically with crisp horizontal lines. Brick detailing brings in warmth and character, while expanses of glass add a contemporary edge, providing stunning views to some and filling all homes with natural light. This is cutting edge architecture that will set the standard for many years to come, and create a definitive look for the era.

The new Neighbourhood Square and Canalside Park, leafy streets and pavement planting bring nature into the urban environment. It is all carefully composed to create an uplifting and welcoming neighbourhood to walk or cycle through, with places to pause, chat and play.

Designed for your lifestyle

Every aspect of contemporary living has been carefully considered in the creation of the homes at Canalside Quarter.

Internal layouts offer a welcoming sense of flow and that all-important flexibility, so you can tailor your home to suit your lifestyle, with room for working, relaxing, spending time with friends and family, or to indulge hobbies and interests.

Connecting with the natural environment, so important to our wellbeing, has been prioritised with every opportunity maximised, from porches, gardens, patios, balconies and roof terraces to living spaces that open directly to private outdoor spaces.







Computer Generated Image of the plot 94 principal bedroom is indicative only.




Computer Generated Image of plot 237 is indicative only.



Computer Generated Image of plot 237 is indicative only.

Refined finishes, high-quality fixtures and fittings and a naturally inspired colour palette create a serene and elegant setting, while high levels of insulation, energy efficient appliances and water-saving technology help make these homes more sustainable, with exterior bat and bird boxes to support biodiversity.

With a range of houses and apartments to choose from, you are sure to find the home to suit you at Canalside Quarter, all with their own private outdoor space to enjoy.



Where green space takes centre stage

At the heart of Canalside Quarter is the Neighbourhood Square, a landscaped park creating lush and leafy vistas.

With play areas for children to explore, and meadow grasslands for picnicking and games, it is also a place where neighbours can gather and friendships are made.

To help you keep fit and well, a network of pedestrian and cycle paths make it easy to get moving out in the fresh air, while the new Canalside Park, positioned behind the houses next to the Oxford Canal, offers a larger area to get active in, with access out to the countryside for longer walks and bike rides.

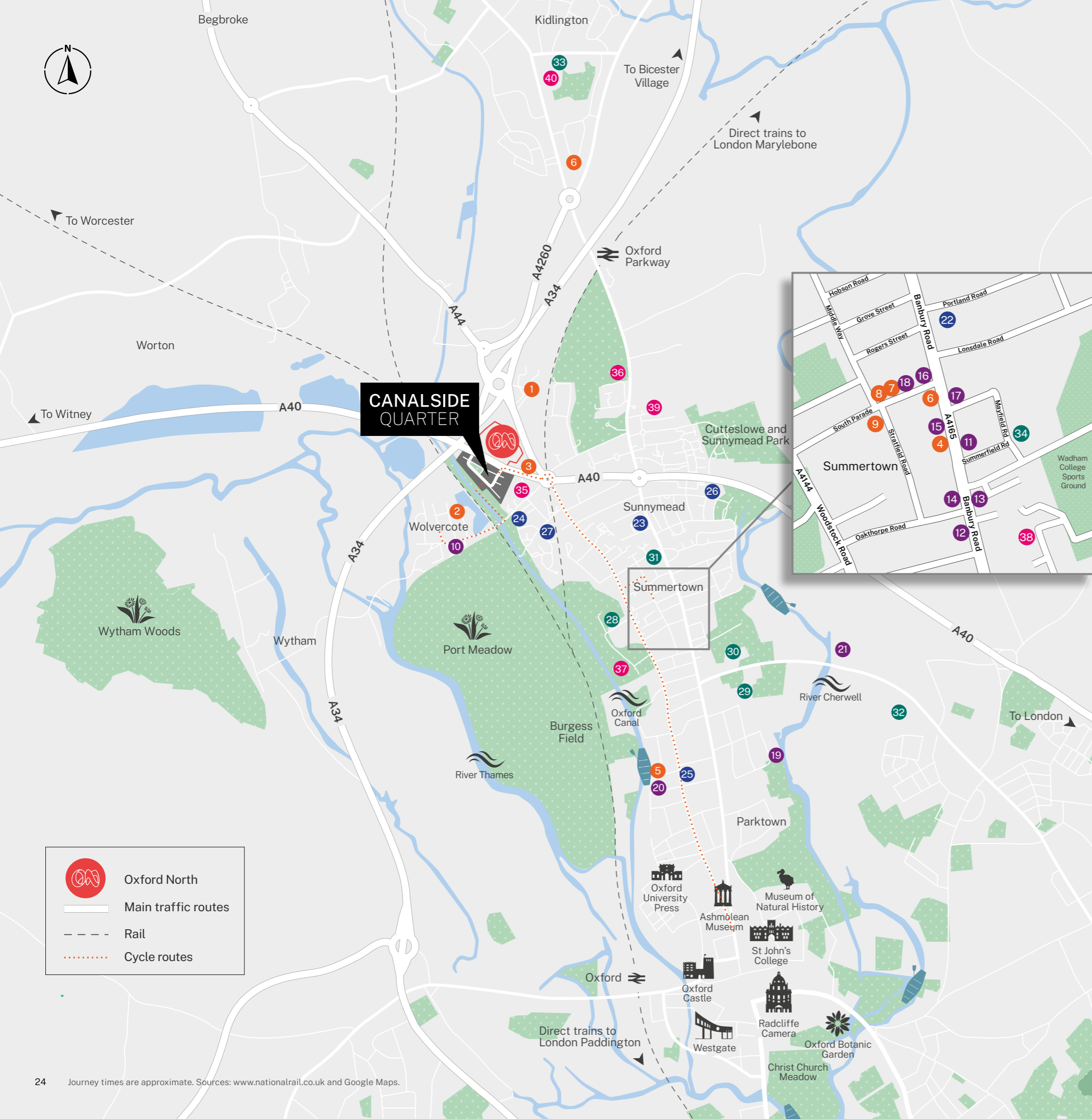
Nature and wellbeing all around

Verdant green parks, canalside walks, ancient woodland and acres of countryside are all yours to explore from Canalside Quarter.

The tranquil Oxford Canal and open space of Goose Green can easily be reached through the Canalside Park, just a short walk from your front door. Port Meadow, one of the city's largest open spaces with the River Thames flowing through it, is a nine-minute walk from Canalside Quarter, as well as Wolvercote Mill Stream.

Wytham Woods, a site of special scientific interest for its exceptionally rich variety of flora and fauna, is also available for you to explore.





A vibrant, walkable neighbourhood

As well as the amenities of Oxford North on your doorstep, there is plenty more to explore locally.

Wolvercote is a charming village just south of Canalside Quarter, with traditional pubs, a primary school and convenience store nestled among its period streets.

Also within walking or cycling distance is the sought-after neighbourhood of Summertown, where you can find shops, cafés, restaurants, galleries and pubs. It offers lots of choice, with even more available in Oxford city centre, easily reached from Canalside Quarter.

SHOPPING

- 1 Waitrose
- 2 Port Meadow Convenience Store
- 3 M&S Simply Food
- 4 Daunt Books
- 5 The Hayfield Deli
- 6 Sainsbury's
- 7 Sarah Wiseman Gallery
- 8 Wild Honey
- 9 Grape Minds

PRIMARY SCHOOLS AND NURSERIES

- 22 Summertown Montessori Nursery
- 23 Kids Planet Mansion House Nursery
- 24 Wolvercote Montessori Nursery
- 25 Kids Planet The Triangle Day Nursery And Preschool
- 26 Cutteslowe Primary School and Nursery
- 27 Wolvercote Primary School

EATING AND DRINKING

- 10 The White Hart
- 11 Dewdrop
- 12 Spice Lounge
- 13 Costa Coffee
- 14 Gatineau Artisan Patisserie and Bakery
- 15 Gail's Bakery
- 16 Colombia Coffee Roasters
- 17 Crêpeaffaire Oxford
- 18 Pompette
- 19 Cherwell Boathouse Restaurant
- 20 The Anchor
- 21 The Victoria Arms

SECONDARY SCHOOLS

- 28 St Edward's School
- 29 Oxford High School
- 30 The Cherwell School
- 31 d'Overbroeck's School
- 32 The Swan School
- 33 Gosford Hill School
- 34 Summer Fields School

SPORT AND LEISURE

- 35 Juvenate Health Club
- 36 North Oxford Golf Club
- 37 Nuffield Health The Oxfordshire Health & Racquets Club
- 38 Ferry Leisure Centre
- 39 North Oxford Lawn Tennis Club
- 40 Kidlington & Gosford Leisure Centre

Oxford North

Main traffic routes

Rail

Cycle routes

Your gateway to the city and beyond

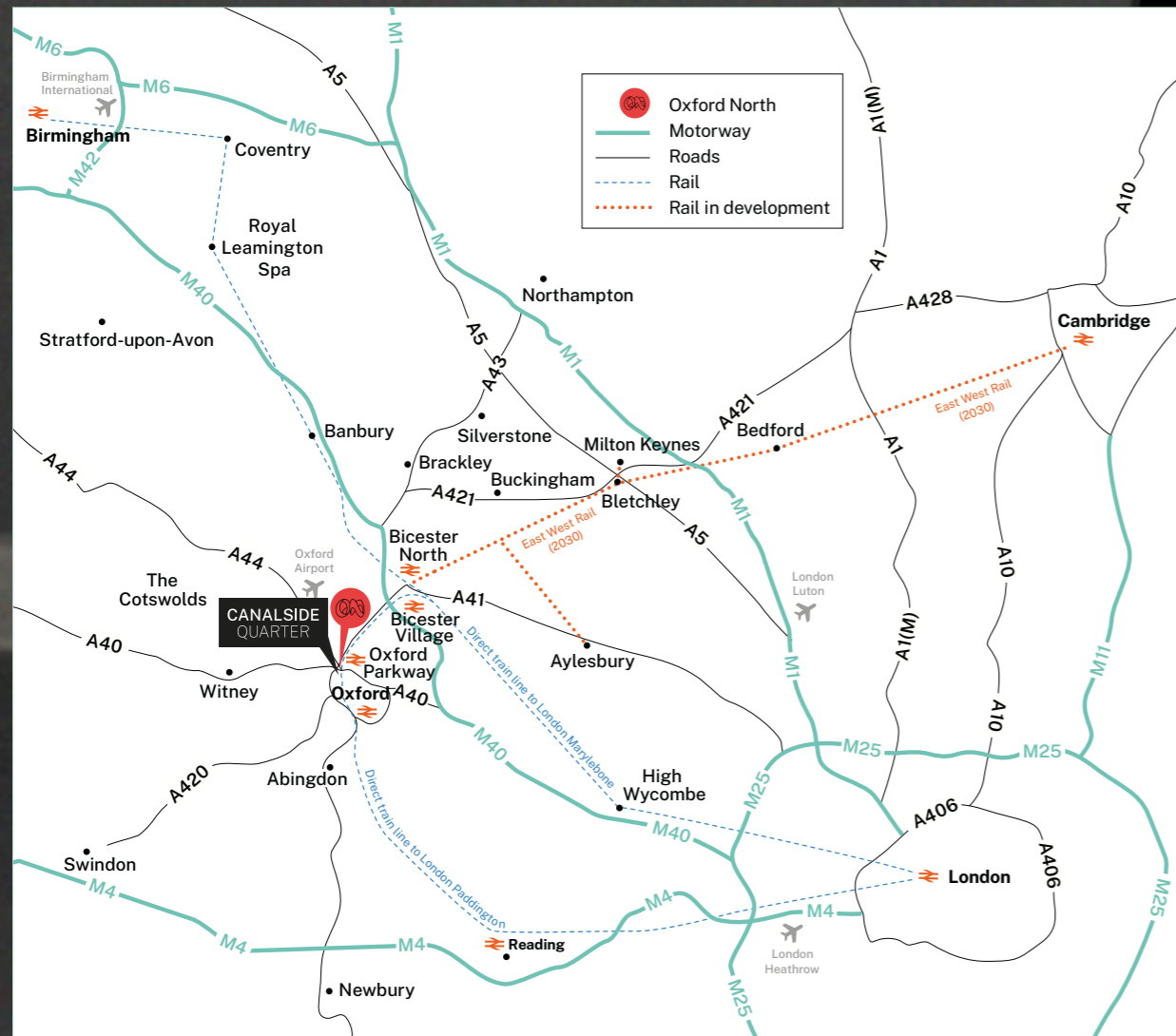
Canalside Quarter is conveniently located 2.5 miles from Oxford's historic heart – just a 14-minute bike ride away.

This position gives you easy access to the city's rich cultural and social life, career opportunities and attractions, and enables you to make use of cycle paths, bus services and fast train services from Oxford rail station to travel car-free.

Oxford Parkway station is a nine-minute bike ride or six-minute drive away, with parking available. From there, regular direct services run to central London, and to Oxford to change for other major towns and cities.

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 easy access to main roads and the motorway network for trips by car from Canalside Quarter. Heathrow Airport is less than an hour's drive away, putting international travel for work or leisure within easy reach.





Rich in history, alive with culture

Famous for its medieval architecture and ancient university, Oxford is also a vibrant city with a stimulating social and cultural scene.

The streets are lined with magnificent buildings and some of the UK's most important cultural institutions, including the Bodleian Library and Ashmolean Museum, and historic sites such as Oxford Castle. There are many other galleries and museums throughout the city, covering everything from modern art to natural history.

As well as this architectural heritage, Oxford has an abundance of parks and gardens. Christ Church Meadow is a beautiful green space in the heart of the city, enclosed by the River Thames and River Cherwell. With over 400 years of history, the Botanic Gardens are the oldest in the world, featuring rare and exotic plants. In contrast, Hinksey Park is a leafy haven with modern facilities such as tennis courts, bowling greens and an outdoor swimming pool.



Theatre

See everything from opera and ballet to spectacular musicals and comedy at the Oxford Playhouse, New Theatre Oxford and Burton Taylor Studio.



Live music

Hear bands and singers at The O2 Academy and many smaller venues, or classical concerts at the Town Hall, the colleges, chapels and modern venues such as the Jacqueline du Pré Music Building.



Events and festivals

Enjoy a diverse programme each year, including the Oxford Literary Festival, Street Art Festival, Fashion Week, Foodie Festival and Oxford Bike Week.

Academic excellence

As home to one of the world's leading universities, Oxford has a formidable reputation for education. There is a wide range of school choices available from nursery to sixth form, with several independent day and boarding schools offering further options.

NURSERY SCHOOLS

Wolvercote Montessori Nursery

1 Wolvercote Green
Oxford OX2 8AB
Ofsted rating: **Good**
7 minutes

Cuttleslowe Primary School Nursery

Wren Road
Oxford OX2 7SX
Ofsted rating: **Good**
6 minutes

Summertown Montessori Nursery

Portland Road
Oxford OX2 7EZ
Ofsted rating: **Good**
7 minutes

PRIMARY SCHOOLS

Wolvercote Primary School

9 First Turn
Oxford OX2 8AQ
Ofsted rating: **Good**
9 minutes

Cuttleslowe Primary School

Wren Road
Oxford OX2 7SX
Ofsted rating: **Good**
6 minutes

St Aloysius' Catholic Primary School

143 Woodstock Road
Oxford OX2 7PH
Ofsted rating: **Good**
9 minutes

SECONDARY SCHOOLS

The Cherwell School

Marston Ferry Road
Oxford OX2 7EE
Ofsted rating: **Outstanding**
9 minutes

Gosford Hill School

Oxford Road
Kidlington OX5 2NT
Ofsted rating: **Good**
6 minutes

The Swan School

Marston Ferry Road
Oxford OX2 7WP
New school – awaiting Ofsted inspection
10 minutes

INDEPENDENT SCHOOLS

St Edward's School

Woodstock Road
Oxford OX2 7NN
Boarding and day school for boys and girls aged 13-18
6 minutes

Summer Fields School

Mayfield Road
Oxford OX2 7EN
Boarding and day school for boys aged 4-13
8 minutes

St Clare's

139 Banbury Road
Oxford OX2 7AL
Boarding and day school for boys and girls aged 14-19 offering the International Baccalaureate
8 minutes

Oxford High School

Belbroughton Road
Oxford OX2 6XA
For girls aged 4-18
10 minutes

Wychwood School

74 Banbury Road
Oxford OX2 6JR
Boarding and day school for girls aged 11-18
11 minutes

d'Overbroeck's School

Years 7-11: Leckford Road
Oxford OX2 6HX
Sixth Form: 333 Banbury Road
Oxford OX2 7PL
Boarding and day school for boys and girls aged 11-18
Years 7-11: 12 minutes
Sixth Form: 6 minutes

Dragon School

Pre-Prep (Reception to Year 3):
306 Woodstock Road, Oxford OX2 7NR
Prep (Years 4-8): Bardwell Road
Oxford OX2 6SS
Boarding and day school for boys and girls aged 4-13
9 minutes



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. It 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.

It has a global reputation for research excellence, while its beautiful college buildings and stunning gardens are a major visitor attraction.



Eclectic, exciting and on your doorstep

With Oxford's many amenities and attractions close to hand, you are spoilt for choice when it comes to shopping, eating out and enjoying your free time.



Fashion favourites and well-known brands can be found in Queen Street, Cornmarket Street and the Westgate Shopping Centre. A labyrinth of streets and walkways wind their way around the centre and are home to quirky shops, independent boutiques, antique stalls and markets. Oxford's historic covered market is also a major shopping area, with a treasure trove of traders and places to eat.

For retail therapy outside of the city, Bicester Village Designer Outlet is just 10 miles north of Canalside Quarter, a quick drive or train journey away. This boutique shopping destination features over 160 top fashion, beauty, jewellery and homeware designers and brands, plus a selection of tempting restaurants, cafés and bars.

A blend of traditional pubs, international cuisine, street food, coffee shops and stylish restaurants means that dining out is well catered for in Oxford. Riverside venues such as The Folly and The Cherwell Boathouse are perfect for a summer's evening, while in the city centre there are plenty of late night bars and clubs.



- 1 Oxford city centre
- 2 Oxford's covered market
- 3 Bicester Village Designer Outlet
- 4 The Anchor, Hayfield Road
- 5 Cherwell Boathouse



1



Enjoy life on and off the water

With its outdoor spaces, sports facilities and rivers, there are plenty of ways to get active in Oxford.



2

If you're in search of indoor facilities, you'll find several leisure centres in and around the city. Among them, David Lloyd Oxford and Leys Pools and Leisure Centre stand out. You'll also find gyms, exercise studios, and climbing centres to suit your fitness needs. Golf enthusiasts and tennis players can explore various clubs or enjoy public courses and courts for more casual play.

Running through the city, the River Thames and River Cherwell also offer appealing ways to spend time, from river cruises to kayaking, paddleboarding and, of course, punting. With its links to the university, rowing is another popular sport, and there is a choice of clubs along the riverbanks. Gliding through the water surrounded by beautiful scenery could be your new favourite way to start the day.

- 1 North Oxford Golf Club
- 2 Punting on the River Cherwell and walking along its banks near Christ Church Meadow



Wildlife

The canal is home to a rich variety of wildlife, including kingfishers, bats and water voles.



Riverside Pubs

Spend summer evenings in Oxford's riverside pubs such as The Head of The River, The Trout Inn and Isis Farmhouse.



Walks

For walks by the water, there are footpaths along the River Thames, River Cherwell and the Oxford Canal.

About Hill

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.



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