



CUBIX
PROPERTY



Kidlington

Investment and Regeneration Information

A strategic overview of Didcot's rapid transformation growth, housing expansion and future investment opportunities across Kidlington



01865 965 346



info@cubixproperty.com



www.cubixproperty.com

Kidlington

Kidlington is transitioning into a major urban centre with significant housing and employment growth over the next five years. Thousands of new homes are under construction, while high-value technology and science hubs are expanding to create local jobs..

Housing Developments

Kidlington and its surrounding parishes (Begbroke, Yarnton, Gosford, and Water Eaton) are undergoing rapid expansion.

New Neighborhoods: Strategic residential expansions are bringing hundreds of mixed-tenure homes to the area.

Affordable Housing: Major housing projects—such as the recent 96-home development by The Hill Group and SNG—include significant portions of social rent, affordable rent, and shared ownership homes.

Town Upgrades: Kidlington was awarded town status. This transition brings more focus on delivering community infrastructure like GP surgeries, sports spaces, and green travel alongside the new housing.

Employment Focus

The local employment focus over the next five years will be on high-value, science, and tech sectors.

Key Business Hubs: Job growth will center around Begbroke Science Park, the Oxford Technology Park on Langford Lane, and the London Oxford Airport.

Local Economy: These expansions are turning Kidlington into an integrated hub for scientific research and technology, aiming to create local jobs so residents do not have to commute long distances into Oxford.

Future-proofing: The council is supporting proposals to upgrade the town centre, expanding the local leisure and nighttime economy to accommodate the growing working population.

Major Leisure and Tourism Investments

Kidlington's leisure and tourism investment over the next five years is driven by its newly acquired town status and the Cherwell Local Plan. Investment is shifting away from standard village amenities toward town-scale destination features, focusing heavily on regenerating waterways, upgrading civic infrastructure, and building a stronger nighttime economy.

Gateway Enhancement: Plans focus on creating attractive "gateways" into the town along the canal network, improving access for narrowboats, cyclists, and walkers.

Canal Infrastructure: The Cherwell District Council Kidlington Area Strategy outlines projects to better link canalside paths to the wider town centre and the nearby technology corridor.

Cultural Expansion: Official strategies explicitly support the expansion of Kidlington's cultural, food, and nighttime economy.

Funding Influx: Transitioning into a town allows the council to unlock funding streams like the national Pride in Place and Shared Prosperity funds. This money will be used for town-led regeneration to make the central district more visually appealing and welcoming to visitors.

Leisure Centre Upgrades: The Cherwell Local Plan includes a long-term strategy to replace, refurbish, or extend the swimming pool and fitness facilities at the Kidlington and Gosford Leisure Centre.

The Exeter Close Redevelopment: A collaborative project between the Kidlington Town Council and Cherwell District Council will reshape the public realm at Exeter Close, introducing multi-generational sports spaces and high-quality community facilities.

Town Centre and Infrastructure Revamp

Rather than expanding outward, town centre policies focus on "densifying" and greening the existing core to accommodate thousands of incoming residents.

Active Travel Networks: Significant investments are backing "car-free movements". Dedicated cycling super-highways and footpaths will link the new outer neighbourhoods (Yarnton, Begbroke, Gosford) straight into Kidlington's town centre and the Oxford Technology Park.

Healthcare Expansion: The Cherwell District Council Kidlington Area Strategy explicitly mandates either the substantial physical expansion of existing GP surgeries or the construction of a brand-new medical facility to cope with patient loads.

Kidlington 5 Year Investment Plan

Investment Sector	Key Strategic Projects	Funding Type	Financial Scope	Target Outcomes
Housing & Community	Yarnton, Begbroke, & Gosford new neighbourhoods. Affordable Housing programme	Homes England, Developer Contributions	£600+	4,400 new homes, affordable housing, new schools and healthcare facilities
Leisure & Tourism	Kidlington Village Centre improvements. Oxford canal, river Cherwell Enhancements & sports facilities	Cherwell District Council , Developer Contributions	£30M+	£30+M
Town Centre & Transport	Kidlington Village Centre Regeneration, Langford Lane Technology Corridor, Begbroke Science Park Connectivity	Government Infrastructure Funding, Oxford County Council	£250M+	Improved public., walking & Cycling space. Stronger public transport links.

CUBIX PROPERTY

Stronger Together



01865 965 346



info@cubixproperty.com



www.cubixproperty.com