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BICESTER

Investment and Regeneration Information

A strategic overview of Bicester's rapid transformation, infrastructure growth, housing expansion and future investment opportunities across Bicester.



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Bicester

The town is undergoing a massive transformation with hundreds of millions of pounds in planned private and public investment over the next five years. Major initiatives include a £300M to £600M immersive historical theme park, a £5.1M town centre regeneration, large-scale residential developments, and expansions at Bicester Village.

Housing and Employment Allocations

Cherwell Local Plan (Short-Term to 2031): The Bicester Garden Town baseline framework targets the creation of 10,000 new homes by 2031 across dedicated master sites like Graven Hill and Kingsmere.

Cherwell Local Plan 2042 (Long-Term): The broader county framework maps out the delivery of 7,977 new homes explicitly in Bicester between 2020 and 2042, plus an additional 2,342 homes allocated at the neighbouring Heyford Park development. This coincides with 150 hectares reserved town-wide for employment and industrial growth.

Local Plan Targets: Bicester is targeting a massive population and housing increase, with thousands of new homes slated across strategic sites like Graven Hill, Kingsmere (South West Bicester), and North West Bicester.

Heyford Park: Dorchester Living's massive £9,000-home development at the former military base will continue construction. This site will also feature 5000+ jobs in cleantech and sustainable technology.

A41 Employment Corridor: Over 150 hectares of land have been allocated to be developed for new business and employment sites, diversifying the local economy.

Major Leisure and Tourism Investments

Puy du Fou Theme Park: French firm Puy du Fou is planning a major immersive historical theme park just north of Bicester. Backed by national tourism agencies, the destination is projected to bring hundreds of millions in private investment and create thousands of local jobs. The developer's stated project roadmap aims to commence site groundwork by 2027, eyeing a grand public opening in Summer 2029. The park will operate seasonally from April to October each year.

Bicester Village Upgrades: The designer outlet destination is executing an extensive redevelopment plan that includes new public parks, a new car/cycle hub with EV charging, and enhanced guest spaces. Several major projects are already advancing. A key milestone—the completion of four core layout adjustments, including a temporary 517-space ground car park—is explicitly targeted for completion by October 2026.

Great Wolf Resorts (Chesterton): A family-oriented, water-based resort and leisure park is under development on the outskirts of town. While initially planning a 2024 launch, Great Wolf Resorts officially paused additional construction on the site as they assess other prospective UK entries. A definitive revised opening date remains unconfirmed by the company.

Town Centre and Infrastructure Revamp

Market Square Revamp: Market Square Regeneration (£5.1M). Cherwell District Council finalised and approved the definitive "continental-style" pedestrian layout in late 2025. Contractors are finalising detailed design and technical studies ahead of major physical construction starting in Summer 2026. The project has an estimated 12–18 month build schedule, targeting full completion in Late 2027.

Sustainable Travel Network: Oxfordshire County Council's movement and place plan is focusing on active and sustainable travel. Investments over the next few years will prioritise better bus frequencies, improved interchanges, and better, safer cycling routes.

Green and Blue Infrastructure: Bicester Town Council has committed to a five-year program of refurbishing and building new localised play spaces and green corridors across the town.

Bicester 5 Year Investment Plan

Investment Sector	Key Strategic Projects	Funding Type	Financial Scope	Target Outcomes
Leisure & Tourism	Puy du Fou Theme Park Bicester Village Upgrades Great Wolf Resorts	Private Enterprise	£300M – £600M+	Regional jobs and tourism growth
Housing & Mixed-Use	Heyford Park Expansion Graven Hill North West Bicester Eco-Town	Public–Private Partnerships	£400M – £500M+	Sustainable homes and cleantech jobs
Town Centre & Transport	Market Square Regeneration Sustainable Travel Networks Play Spaces	Council / Public Sector	£10M – £50M+	Improved infrastructure and active travel

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