



■ **FRUITY FUTURE:** The plans for the Lemon Tree include these two townhouses

# Lemon Tree site begins to bear fruit

By **GEOFF HEDGE**

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OXFORD is set to become the location for three stunning Georgian-style homes.

The Lemon Tree, in Woodstock Road, closed last August and owner Clinton Pugh had been applying for planning permission to demolish the restaurant and build a new development for more than two years.

But Oxford City Council has now granted planning permission for two large townhouses and a substantial detached house on the third-of-an-acre site.

The two 4,058 sq ft townhouses, fronting Woodstock Road, will have double garages and a rear garden. Behind them there will be a 5,328 sq ft detached house with two parking spaces and a garden.

Mr Pugh, pictured above right, said: "I was planning to develop the site for my family, so the design has been very important to me."

"Unfortunately the planning



process has taken years to get and now, sadly, I am too busy elsewhere to devote myself to this important project

"I have had to move on from the Lemon Tree, great as the experience was.

"I have a number of new exciting projects on the go — the new Café Coco and Deli in Frideswide Square and the creation of the new public square in Dawson Street between the Kazbar and original Café Coco."

He added: "The architect, Douglas Riach has done an excellent job in helping me design three magnificent houses that will be a credit to North Oxford."

All the properties have been

designed in a Georgian style with four storeys of spacious accommodation including a kitchen, utility room, larder, wine store and a family room opening to a courtyard in the basement.

There are further formal reception rooms on the ground floor and bedrooms on the first and second floors.

The townhouses have four bedrooms and three bathrooms and an office/library, while the detached property has six bedrooms and five bathrooms.

Graham MacDonald, of selling agents Kemp & Kemp Residential, said: "This is a real one-off. Sites in Summertown with planning permission are extremely rare.

"Interest in the site has built up as the planning permission took some time to come through.

"We are inviting offers over £2.5m and sealed bids must be in by noon on Friday, June 26."

For more details, call Kemp & Kemp on 01865 510000.

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