

FULFORD FARM



CULWORTH • OXFORDSHIRE/NORTHAMPTONSHIRE BORDERS



*An accessible and productive block of rolling arable land, woodland and excellent shoot, serviced by a range of modern farm buildings.
In all about 667.07 acres.*



Banbury 9 miles

Oxford 38 miles

London 80 miles

(Distances are approximate)



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The Area

The farm is situated in South Northamptonshire on the Oxfordshire border, just outside the village of Culworth, about 9 miles to the north east of Banbury. Culworth is a picturesque and thriving village with a church, pub, butcher, gallery and cricket club.

Whilst enjoying an exceptional quiet rural location, Fulford Farm is extremely accessible by road, rail and air. The M40 and M1 motorways are within easy reach; junction 11 of the M40 is 7.5 miles to the south west providing quick access to west London and the west Midlands, whilst junction 15a of the M1 lies about 17 miles to the north east providing

access to north London, the east Midlands and the north. An excellent network of 'A' roads ensures exceptional communications locally. There are direct rail links between Banbury and London Paddington, taking from 68 minutes and London Marylebone from 51 minutes. There are further trains from Milton Keynes and Northampton to London Euston. As regards air travel, Birmingham and East Midlands airports are about 44 miles and 59 miles away respectively. Heathrow Airport lies about 71 miles to the south. Oxford and Coventry airports are also only 30 minutes away.

Banbury / Bicester Village provide excellent shopping and

recreational facilities whilst Northampton has a wider variety of shops, businesses, restaurants and leisure facilities. Educational establishments in the area are superb with independent schools of note including Bloxham School and Tudor Hall School in Banbury; Maidwell Hall, Northampton; Stowe School, Buckingham; Rugby School, Rugby; Radley College, Abingdon, Dragon School, Cothill House, Summer Fields and St Edward's near or in Oxford. The farm lies in Grafton Hunt country with racing at Towcester, Stratford, Warwick and Cheltenham. There are a number of excellent golf clubs in the locality including Cherwell Edge, Tadmarton Heath and Daventry and District.





The Farm

Fulford Farm is a productive block of arable land extending to approximately 667.07 acres and easily accessed from the west with extensive network of roads and tracks across the farm.

The land undulates throughout and is interspersed with blocks and strips of woodland to the south naturally fed by several waterways.

The land is farmed in hand and is now largely laid out for shooting and conservation, whilst previously a more productive and commercial arable enterprise.

Farm Buildings

At the core of the farm, is an impressive range of modern farm buildings, ideally situated for managing a block of this size. In total the building extend to approximately 17,000 sqft.

To the north is a 7 bay steel framed barn and was built just two years ago. It has concrete flooring and largely down to grain storage, with a machinery store at one end.

The central building also steel framed and largely timber clad and was built 8 years ago. At one end is a workshop with office, WC and drying room, whilst the other has further grains storage and full length covered lean-to on one side.

The total grain storage capacity is roughly 2,200 tonnes.

The oldest building to the south is an 8 bay steel framed machinery storage barn with crushed stone floor.



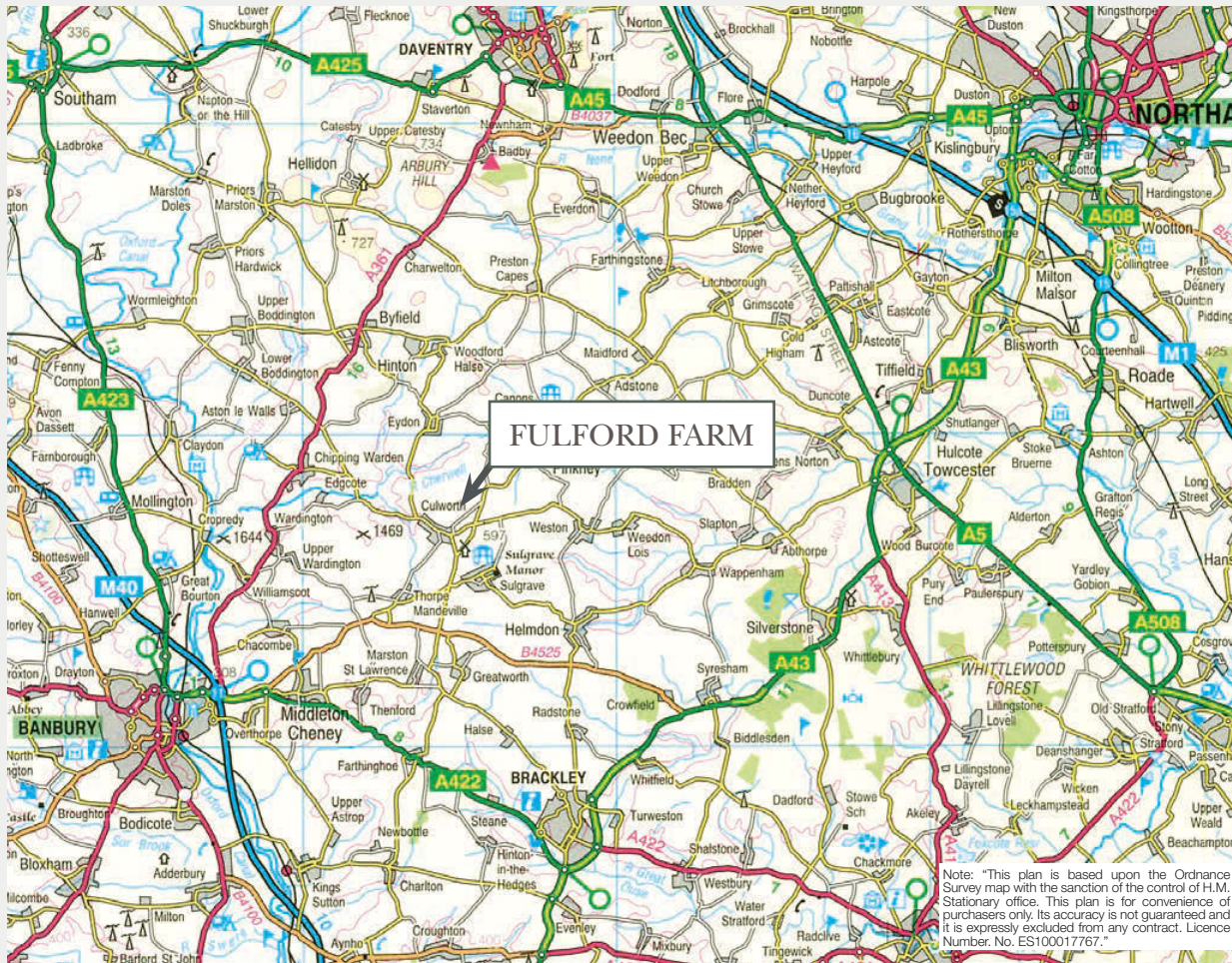


The Shoot

The farm is ideally laid out over undulating land with a number of copses and woodland strips and additional waterways at its core. The farm has been strategically planted with nearly 250 acres of cover crops and supports a challenging pheasant and partridge shoot.

The shoot relies purely on its own land and currently has 16 days where they are regularly shooting bags of around 250 birds.





GENERAL REMARKS AND STIPULATIONS

Tenure

Freehold with vacant possession upon completion.

Basic Payment Scheme

The entitlements are included in the sale. Further details are available from the vendor's agent.

Entry Level Stewardship Scheme

There is an ELS Scheme that runs until 31st March 2017.

Sporting rights

The sporting, timber and mineral rights of the property are included insofar as they are owned.

Services

Mains water and electricity supply to the farm buildings.

Way leaves, easements and rights of way

The property is offered as appropriate with all rights of way, either public or private, way leaves, easements and other rights of way whether these are specifically referred to or not.

Directions

From London head north on the M40 and exit at junction 11. From junction 11 head east on the A422 signed to Brackley and after 1 mile turn left at the roundabout signed to Northampton B4525. After 2.6 miles turn left to Thorpe Mandeville and Culworth and continue for 0.6 mile where you turn left where the sign says 'Village only'. Continue for 1.8 miles through Thorpe Mandeville until you reach a T-junction in the village of Culworth where you turn left into the High Street. After ½ mile turn right to Eydon and the entrance to the farm is on your right hand side after 0.7 mile. Follow the farm track until you can bear right at the Fulford Farm sign and head to the farm buildings.

Viewings

Should you wish to arrange a viewing, which is strictly private and by appointment only please contact one of our offices. Please do not walk the farm without an appointment.

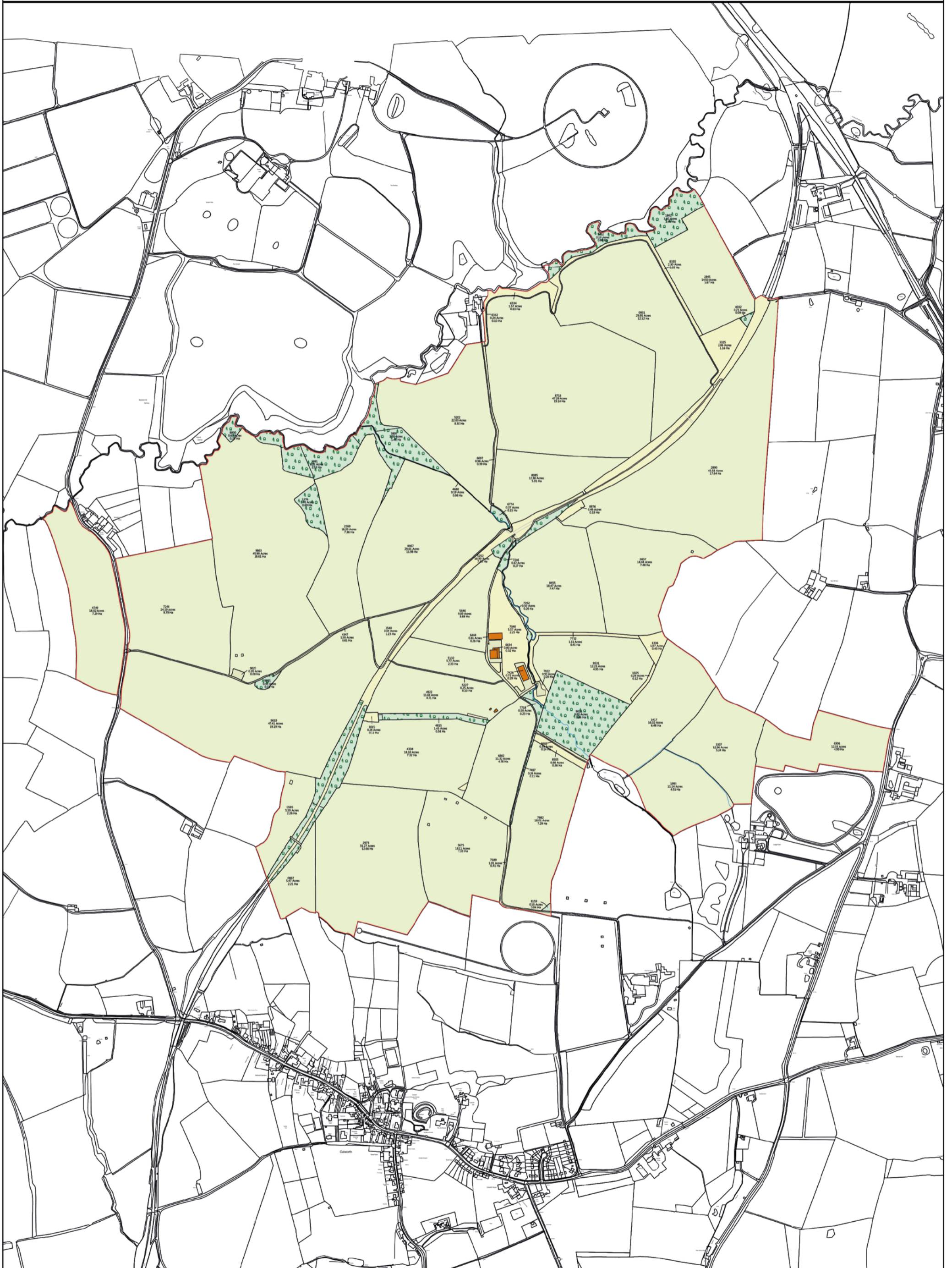
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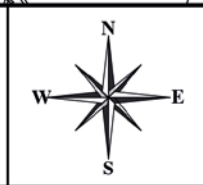
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Fulford Farm



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Land Use:	
	✓ Pasture
	✓ Arable
	✓ Game Cover
	✓ Woodland
	✓ Scrub
	✓ Vergé / Misc
	✓ Water
	✓ Orchard
	✓ Heathland
	✓ Rocks / Boulders
	✓ Building (Residential)
	✓ Building / Structure (Agricultural)
	✓ Gardens
	✓ Road / Track

NB: if field & building type are unknown - assumed pasture & residential



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