



HILL CLOSE FARM

Ducketts Lane, Farnborough, Banbury, OX17 1ED

BROWN & CO

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Approximately 48.60 ac (19.67 ha) of permanent pasture

Paddock Land | Buildings | Bungalow

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN UP TO FIVE LOTS

LOCATION

The property lies off the A423 to the north of the village of Farnborough, close to the Oxfordshire/Warwickshire border. Services and amenities are available at either Banbury (6 miles to the south) or Southam (7 miles to the north).

Access to the motorway network is relatively easy, with M40 Junctions 11 and 12 being a short distance away. Banbury Railway Station provides a direct rail link to Oxford, London and Birmingham, making it a convenient location for commuters.

DESCRIPTION

The property comprises productive pastureland, a yard with a range of timber buildings and a two bedroom bungalow. The property is set in a total of approximately 48.60 acres (19.67 hectares).

LAND

The land is all Grade 3 pasture and is largely bordered by stock proof fencing and mature hedging. Some of the land has historically been arable land but is all currently permanent pasture.

BUILDINGS

The property benefits from a range of timber buildings (in need of improvement) with access off Ducketts Lane, providing a prime opportunity for redevelopment (STPP).

There is also a brick cart building located in Lot 4, which has potential to convert (STPP).



HILL CLOSE

The bungalow lies on the edge of the village with rural views over the paddock land and beyond. Hill Close is constructed of reconstituted stone under a tile roof and benefits from off road parking and mature gardens laid to lawn.

The bungalow is subject to an Agricultural Occupancy Condition (AOC) (more details can be provided by the selling agent).

The accommodation currently extends as follows:

Name	Description	Dimensions	Sq M
Front Entrance/ Hallway	Front door into hallway leading to sitting room and utility.		
Sitting Room	Open fire place with windows to rear and side aspect views.	5.03 x 3.34	16.80
Dining Room	Open plan with rear aspect views.	4.02 x 3.39	13.63
Kitchen	Complete with fitted wooden cupboards and units, electric hob and oven, stainless steel sink and drainer, tile splash backs, and tile flooring.	2.87 x 3.36	9.64
Conservatory	Tile flooring with PVC roofing and views over paddock land.	3.34 x 3.20	10.69
Utility/ Lobby	Tile flooring with fitted units.		
Hallway		2.53 x 0.80	2.02
Bathroom	Complete with wash hand basin, WC and shower cubicle.	1.94 x 2.40	4.66
Master Bedroom	Double bedroom with fitted cupboards and side aspect views over paddocks.	3.59 x 3.37	12.10
Bedroom 2	Double bedroom with fitted cupboard and side aspect views over paddocks.	3.36 x 3.07	10.32



METHOD OF SALE & LOTTING

The property is for sale as a whole or in up to five lots:

- Lot 1** – A two bedroom bungalow with AOC and adjoining paddock extending to a total of approximately 2.05 acres (0.83 ha). This lot can be seen shaded yellow on the plan.
- Lot 2** – Yard to include a set of timber buildings (in need of improvement), along with a paddock to the rear extending to approximately 1.16 ac (0.48 ha). This lot can be seen shaded pink on the plan.
- Lot 3** – Paddock land off Main Street extending to approximately 3.21 acres (1.30 ha). This lot can be seen shaded red on the plan.
- Lot 4** – Pastureland to the north east of ‘The Slade’, comprising a traditional cart shed and extending to approximately 25.33 acres (10.25 ha). This lot can be seen shaded purple on the plan.
- Lot 5** – Pastureland extending to approximately 16.85 acres (6.82 ha). This lot can be seen shaded orange on the plan.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all the boundaries and neither the Vendor nor the Vendor’s agents will be responsible for defining the boundaries nor their ownership.

Please note the following boundary obligations will be imposed on the buyer:

- Purchaser of Lot 2 is to erect a boundary fence abutting Lot 1 with 3 months of completion (if sold separately).
- Purchaser of Lot 1 to own and be responsible of the maintenance to the conifer trees.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered for sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies, and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

A gated road called ‘The Slade’ dissects the property, as well as a footpath which traverses Lot 4.

SPORTING, MINERAL & TIMBER RIGHTS

Sporting rights, mineral rights and timber rights will be included within the transfer of the Freehold so far as they are owned by the Vendor.



SERVICES

- Lot 1** – Hill Close is connected to mains water and electricity with an oil fired central heating system (plus additional night storage heaters). Waste water is to a private system.
- Lot 2** – If sold separately, the purchaser to install a sub-meter (within 6 months of completion) from the Lot 1 water supply.
- Lot 3** – No services connected.
- Lot 4** – Mains water connection.
- Lot 5** – No services connected.

DEVELOPMENT CLAWBACK

The Vendor reserves the right to receive 30% of any uplift in value in the event that planning permission is granted (payment on the earlier of sale or implementation) for any use other than agricultural or equine, running for a period of 30 years from the date of completion. This applies to Lots 1, 2 & 3 (excluding improvements to Hill Close).

TENURE & POSSESSION

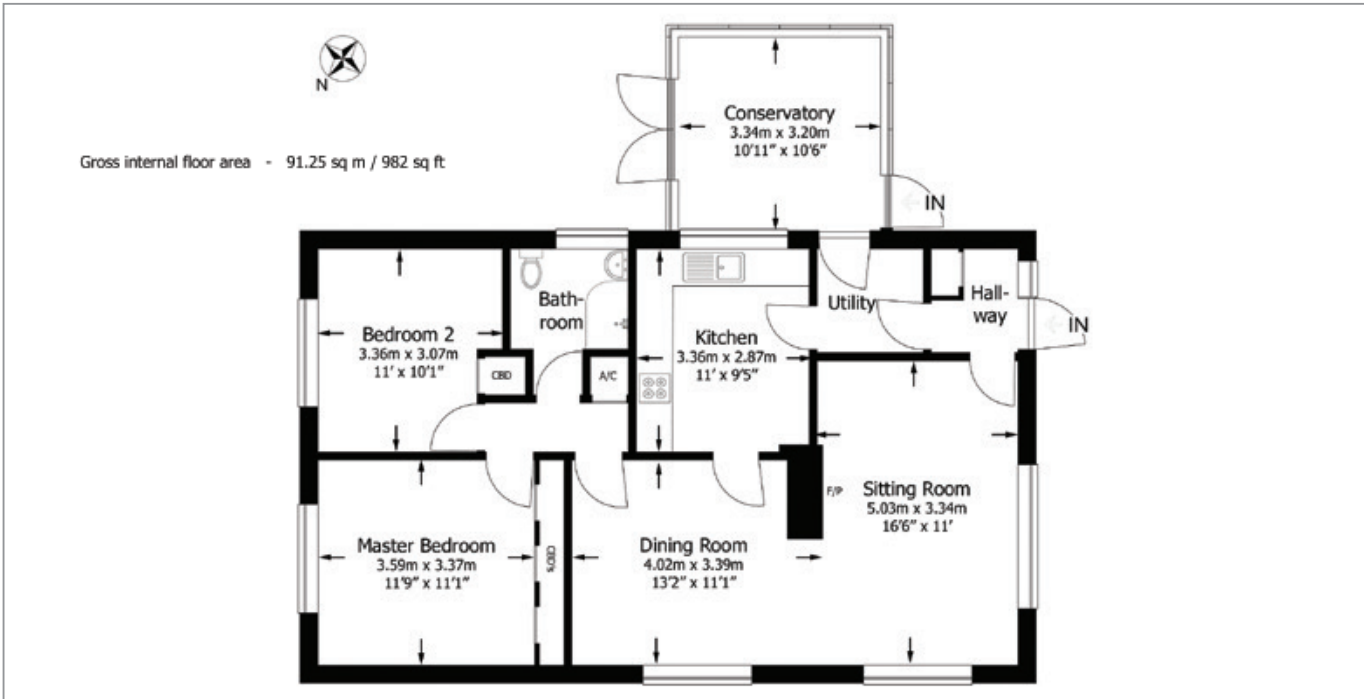
For sale by Private Treaty with Vacant Possession upon completion

ACCESS

There are several access points off Ducketts Lane and ‘The Slade’ (a gated road leading to Fenny Compton).



Lot 4



COUNCIL TAX

Hill Close is in Council Tax Band D (2023/2024 charge – £2,226.81).

ENERGY PERFORMANCE CERTIFICATE

Hill Close has an EPC rating of D.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		105
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

WHAT 3 WORDS LOCATION SEQUENCE

zoos.purified.averages

VIEWING

Viewings are strictly by appointment with Brown&Co.

Please contact:

Daisy Miller | 01295 220207 | daisy.miller@brown-co.com

Tom Birks | 01295 220220 | tom.birks@brown-co.com

PLANS, AREAS & SCHEDULES

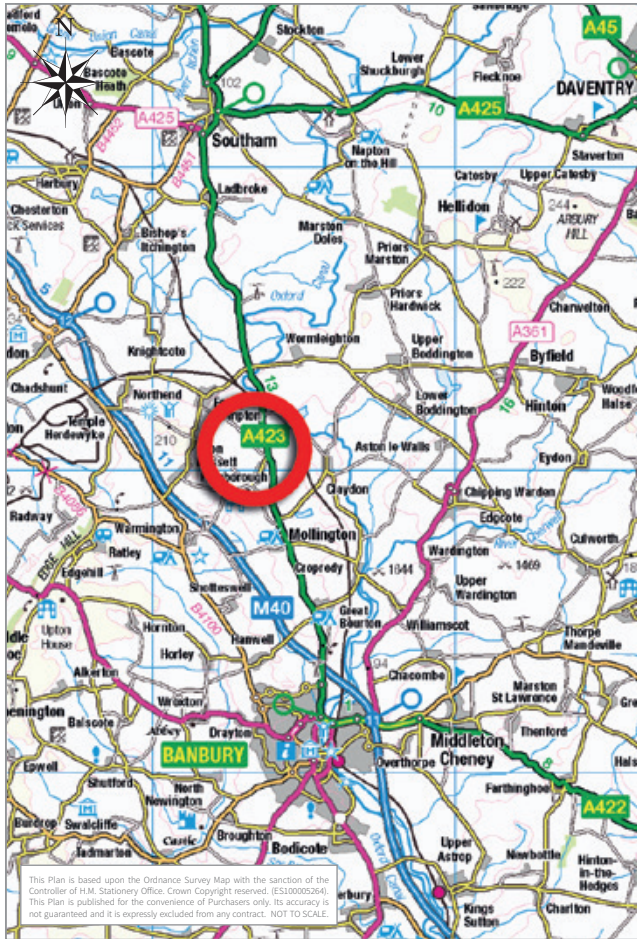
Plans included within these particulars are for identification purposes only and shall not form part of any contract or agreement for sale.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

GENERAL REMARKS & STIPULATIONS

These particulars are Subject to Contract.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in August 2023. Brochure by wordperfectprint.com.

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