

OXHAY FARM

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CROPREDY | BANBURY | OXFORDSHIRE

OXHAY FARM

Cropredy, Banbury, Oxfordshire, OX17 1DR

Planning consent for a replacement dwelling and barn conversion into a contemporary dwelling set in 64.40 acres of pastureland

Planning consent for modern dwelling | Private and rural location | Good road and rail links for commuters

FOR SALE BY PRIVATE TREATY AS A WHOLE

LOCATION

Oxhay Farm is located to the west of the village of Cropredy, and 4.1 miles to the north of Banbury in the county of Oxfordshire. Banbury offers a wide range of services and amenities, and provides good road and rail links to Oxford, Birmingham and London. The Chiltern Railway line offers access to London Marylebone in just over an hour.

DESCRIPTION

The property comprises an existing 2 bedroom dwelling, a range of traditional agricultural buildings and a modern steel portal framed agricultural building set in a total of 64.40 acres (26.06 hectares) of pastureland.

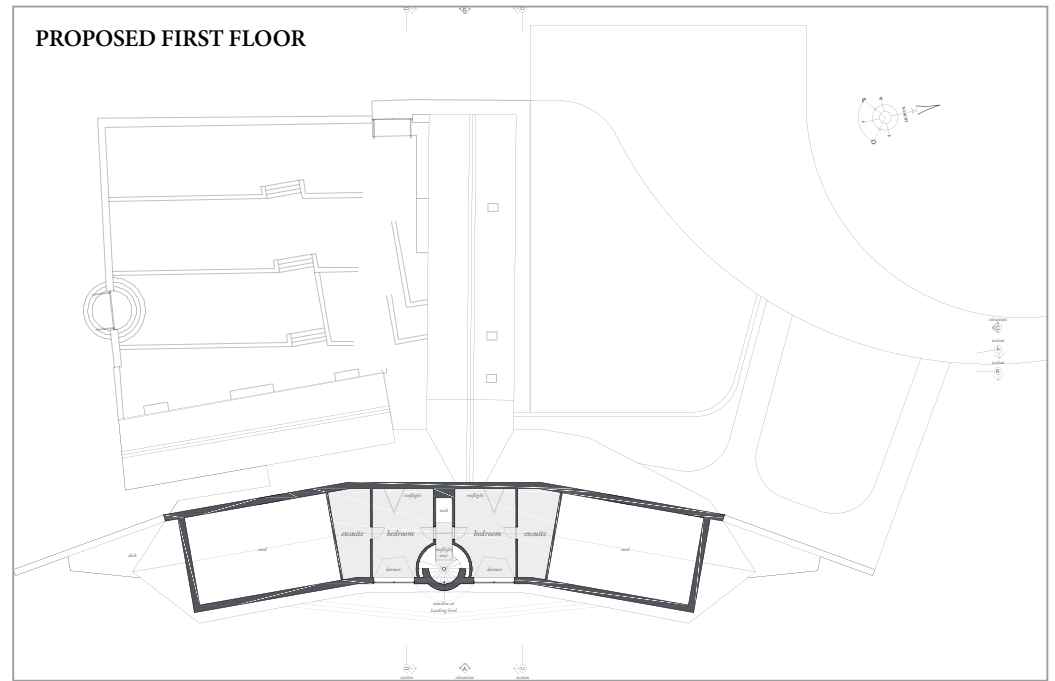
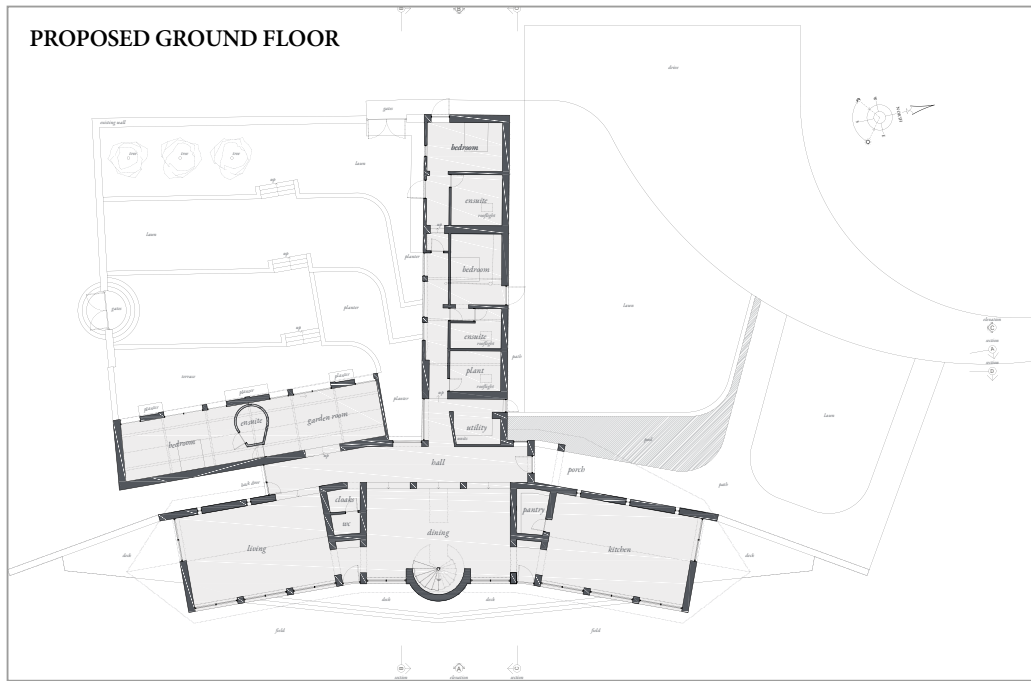
The house and buildings are situated in the centre of the holding, which provides a high degree of seclusion and privacy. Six parcels of permanent pasture slope gently downhill towards the south east providing far reaching views to the south.

PLANNING CONSENT

Planning consent has been granted by Cherwell District Council for the demolition of the existing dwelling and erection of a replacement 5 bedroom dwelling which is to incorporate the conversion of the traditional agricultural buildings (planning ref: 22/02530/F). The replacement dwelling has been designed to be of a modern and contemporary construction, whilst adopting and incorporating elements of the character features of the traditional agricultural buildings. A "Presentation Document" has been prepared to provide artistic drawings of the proposed dwelling and is available separately to these sale particulars.







LAND

Approximately 62.16 acres (25.16 hectares) of agricultural land is down as permanent pasture, of which there are three fields which feature historic elements of ridge and furrow. It slopes gently with higher ground to the north west, sloping away to the south east. The land is shown on the Agricultural Land Classification Map as primarily being Grade 3.

BUILDINGS

In the centre of the holding is a range of traditional brick and stone agricultural buildings, which are to be converted as part of the planning consent on the property. The buildings form two sides of a walled yard area, which has been incorporated as a traditional feature of the design proposal.

Separate to the traditional buildings is a more modern, steel portal framed agricultural building.

TENURE AND POSSESSION

The Freehold is For Sale with Vacant Possession upon completion.

METHOD AND SALE

The property is For Sale by Private Treaty as a Whole.

SERVICES

Mains water and electricity are connected to the property. Waste is currently to a private waste system.

ACCESS

Access to the property is taken directly off the public highway, down a farm drive.

COUNCIL TAX

The current dwelling at Oxhay Farm is in Council Tax band B.

ENVIRONMENTAL SCHEMES

The land is not subject to any stewardship schemes.

BASIC PAYMENT SCHEME

The land has historically been registered for payments under the Basic Payment Scheme and all delinked payments and entitlements relevant to the land will be retained by the Vendor and are not available to the Purchaser on completion of the sale. The land will be transferred on the RPA system to the purchaser on completion.

SPORTING, MINERAL AND TIMBER RIGHTS

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

BOUNDARIES

The Purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the vendor nor their agents shall be responsible for defining the boundaries or the ownership thereof.

FIXTURES AND FITTINGS

Those items mentioned in these particulars are included in the Freehold sale and the property is sold as seen.

LOCAL AUTHORITY

Cherwell District Council – 01295 227001.



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.

The Battlefields Trail National Trail route crosses the land to the south of the property.

DEVELOPMENT CLAWBACK

The property is not being sold with a development clawback.

HEALTH AND SAFETY

For your own personal safety and that of others, interested parties should be vigilant and follow instructions given by the Vendor or Brown & Co when inspecting the property.

WHAT3WORDS LOCATION SEQUENCE

///giggles.deposits.loaning

VIEWINGS

Viewing is strictly by appointment with Brown & Co. Please contact:

Will Gasson – 01295 220200 – william.gasson@brown-co.com

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

ANTI-MONEY LAUNDERING REGULATIONS

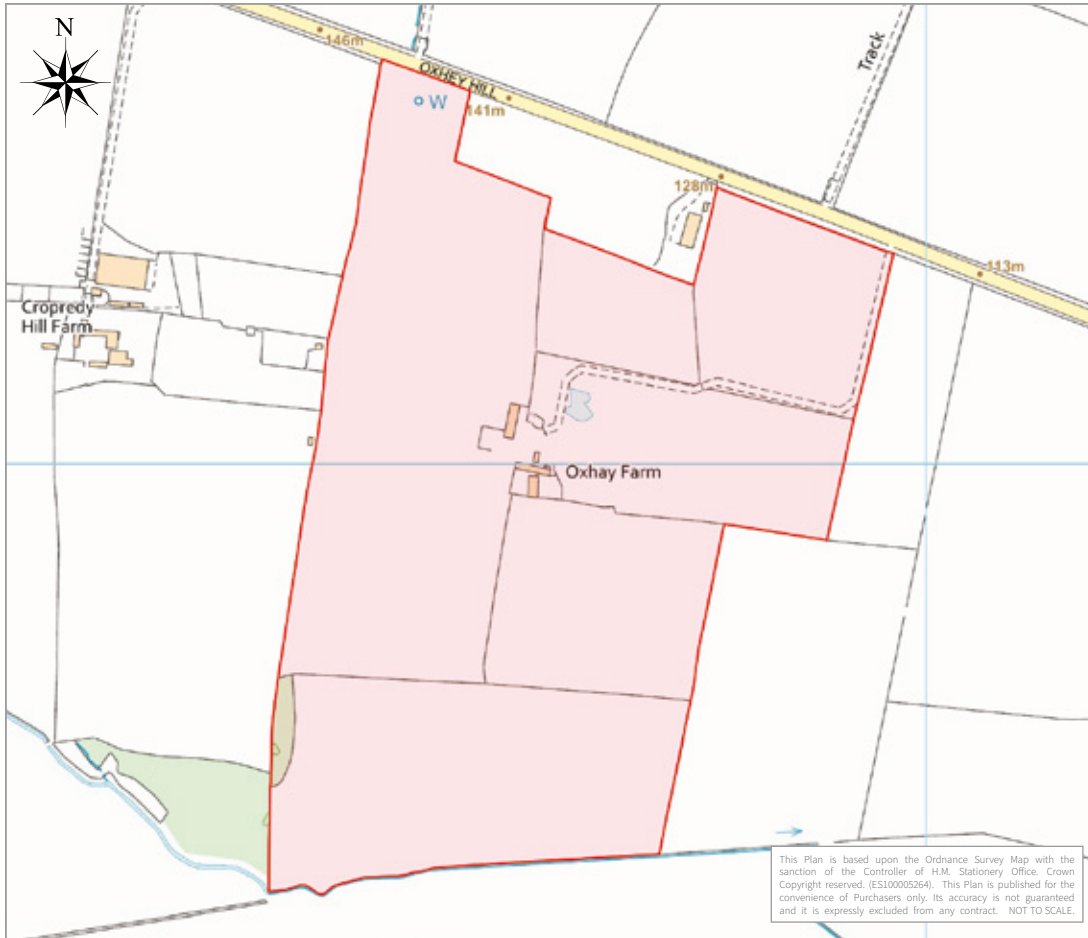
In accordance with the most recent Anti-Money Laundering legislation, purchasers will be required to provide proof of identity and address to the Vendor's agents once an offer has been submitted and accepted (Subject to Contract) prior to solicitors being instructed.

PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and is based on the Land Registry Title Plan however, it is not to scale. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

GENERAL REMARKS AND 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 or 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 March 2024. Brochure by wordperfectprint.com.

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