

Breckon & Breckon
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LAND & NEW HOMES



FOR SALE

**LAND AT RECTORY FARM,
CHURCH STREET, OLD
KIDLINGTON, OX5 2BB**

An exceptional opportunity to acquire approximately 24.2 acres of land situated in the historic village of Old Kidlington, combining the charm of rural village life with the convenience of nearby city access.

Currently used for grazing, the land includes a small yard with associated structures and benefits from established access points and mature boundaries.

FOR SALE BY PRIVATE TREATY

SITE CONTEXT

The majority of the land is currently laid to pasture and used for the grazing of horses.

The holding is well subdivided into a series of paddocks and fields, defined by a mixture of metal gates, traditional stone walls, post-and-rail fencing, and sections of electric tape fencing.

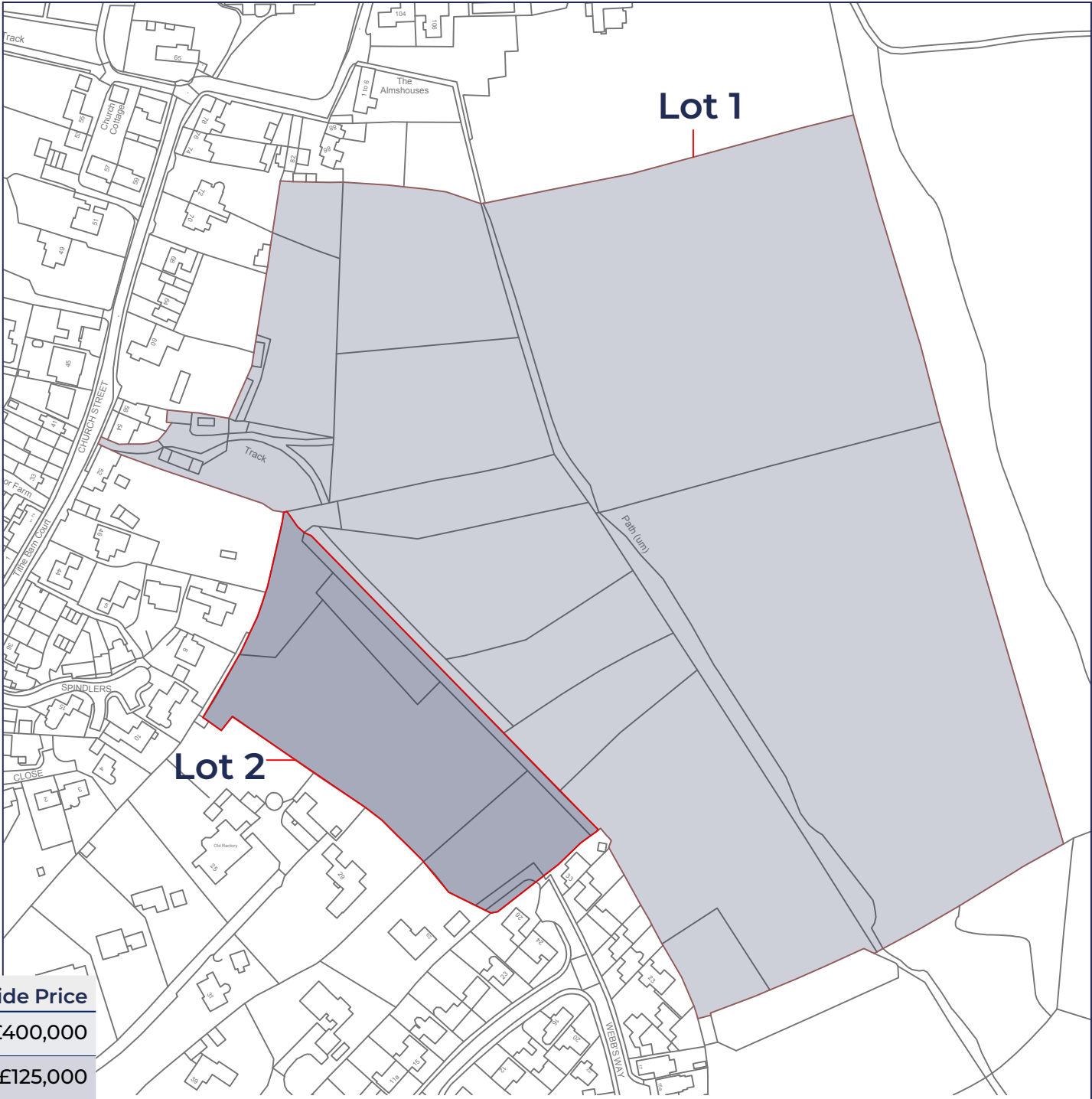
Boundaries comprise a combination of mature hedgerows, established trees, stone walls and fencing.

A line of mature trees runs between the two lots, providing natural shelter, visual interest, and a clear demarcation of the boundary should the site be sold in separate parcels.

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	Area	Guide Price
Lot 1 – Entire Parcel	24.23 acres	£400,000
Lot 2 – Smaller Paddock	2.91 acres	£125,000



BUILDINGS

The site contains two permanent stone-built structures that offer potential for restoration or redevelopment, subject to the requisite planning permissions.

Hay Barn: A traditional stone hay barn of approximately 42.3 square metres (455 sq ft), constructed with stone elevations under a corrugated sheet roof and a concrete floor. The building is currently utilised for storage.

Derelict Barn: A further stone-built structure in poor condition, extending to approximately 78.3 square metres (843 sq ft).

No structural surveys have been undertaken and purchasers should rely on their own inspections.

In addition, there are areas of lean-to stabling and a small stable yard.

Hardstanding within the site is limited, comprising an area of aged concrete courtyard surfacing located between the two stone barns and accessed directly from Church Street.



HAY BARN



DERELICT BARN



DERELICT BARN

ACCESS

The site can be assessed from Church Street, and also from Webbs Way as identified in the images to the right.

The access from Webbs Way is shared with the land registered under Title No. ON316708.

The shared section of the access is surfaced with grass-crete, as evident upon entry to the site.

Copies of the relevant conveyances are available within the data room and provide further confirmation of the access arrangements.



Should the site be sold in two lots then Lot 2 will require vehicular access into the remainder of Lot 1/ retained land and appropriate rights of access will be granted if the lots are sold separately.





SERVICES

A mains water supply serves the land.

There is no power currently connected, the presence of an old electricity board within the Hay Barn indicates that the site previously benefitted from a power connection. The date of the last connection is unknown.

Prospective purchasers are advised to undertake their own investigations to satisfy themselves as to the availability and adequacy of all services for their intended use of the property.

UTILITY POLES

There are overhead utility poles located within the site, with cables traversing the land.

Prospective purchasers should rely on their own enquiries.

BOUNDARY MAINTENANCE

The landowner has advised that all boundary walls and fences forming the perimeter of Lot 1 have historically been maintained by the adjoining property owners.

VACANT POSSESSION

The relevant notices have been served and vacant possession can be provided on completion.

OVERAGE

Our clients intend to reserve Overage, payable in the event that planning permission is obtained. Further details available on request.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered for sale subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in the particulars.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT then such tax will be payable in addition.

ANTI-MONEY LAUNDERING

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

PLANS & AREAS

These have been prepared as carefully as possible but have not been professionally surveyed. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

LAND REGISTRY TITLE

The land is registered under two separate titles, ON276717 and ON378000, copies of both Title Registers and Plans are available within the data room.

There are covenants which the land benefits from and are subject to, please see the data room for further information.

FURTHER INFORMATION

There is a data room that holds further information on the land for sale, please contact the selling agent for access.

VIEWING

Viewings are strictly by appointment during daylight business hours Monday to Friday. The landowner, nor the agents, accept any responsibility for the health and safety of individuals and possessions when on the land.

CONTACT

e: land@breckon.co.uk
t: 01865 558999

PLANNING & ENVIRONMENTAL DESIGNATIONS & CONSTRAINTS

The Local Planning Authority is Cherwell District Council.

Kidlington is classified as a “Category A Village”. Category A villages are generally considered the most sustainable settlements outside the main urban areas, with a good range of facilities and services.

PUBLIC RIGHT OF WAY



There is a Public Right of Way, known as St Mary's Church Walk, which crosses centrally through the site, running from Church Street to Mill End.

Oxfordshire County Council Countryside Access Map, ref. 265/7/10

CONSERVATION AREA

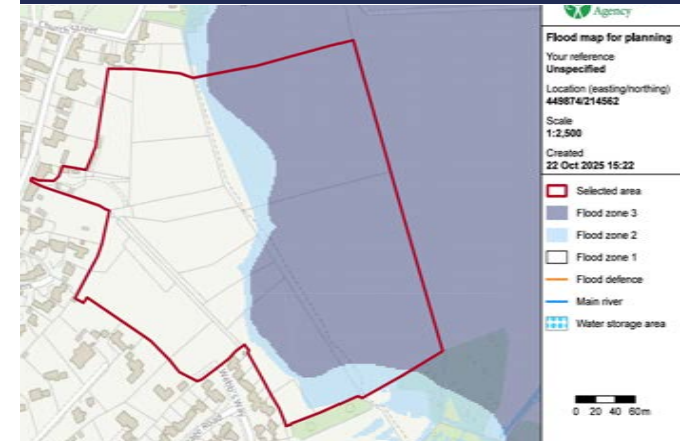
The majority of the site is within Kidlington Church Street Conservation Area.



Entire site lies within the Oxfordshire Green Belt



Flood Risk: Portions of the site fall within Flood Zones 2 & 3



Ecology: Part of the site is within a Site of Local Importance for Nature Conservation (LINC), shown in pink below:



No formal ecological surveys have been undertaken. However, there is evidence of badger activity within the site.

Interested parties should satisfy themselves in relation to any ecological or environmental matters prior to entering into a binding commitment.

LISTED BUILDINGS

There are listed buildings within close proximity identified in orange.



TREES

There are several Tree Preservation Orders (TPO's), these can be viewed on the Cherwell Planning Consultation Map and in the data room



Prospective purchasers are advised to make their own enquiries regarding future planning potential.

Purchasers considering alternative uses or even development are deemed to rely upon their own enquiries.

LOCAL AUTHORITY

Cherwell District Council, 39 Castle Quay,
Banbury, Oxfordshire, OX16 5FD 01295 227 006,
Email: planning@cherwell-dc.gov.uk



IMAGES

(Above) Lot 1 towards old Kidlington.
(Right) Oxford City Centre (Far Right) Punting options down the River Cherwell.



LOCATION

Kidlington is a thriving village situated just over 3 miles from Woodstock and approximately 6 miles north of Oxford City Centre.

The village benefits from excellent transport links, including Oxford Parkway Station, The Oxford Ring Road and the A34 and A44 road networks.

The village offers a wide range of amenities, including pubs, a leisure centre, supermarkets, cafes, restaurants and a Post Office.

Several Ofsted-rated “Good” primary and secondary schools are located within walking distance of the site.

The land is situated in “Old Kidlington”, just off The Moors and close to St Mary’s Church. This area provides traditional village atmosphere, with older cottages, easy access to bridleways and walking routes, all surrounded by a picturesque countryside setting.

CONNECTIONS



BY CAR:

The site benefits from excellent road connections. Access to Oxford is available via the A4165 Banbury Road, or via the A34, which provides links south to the M40 and onward to London and Heathrow (approximately 1 hour). Travel north via the A34 leads to Bicester (approximately 20 minutes) and the M40 North bound, connecting the M42 or M6 within approximately 1 to 1.5 hours.



BY FOOT:

Kidlington has a thriving High Street, with a weekly weekend market and a range of supermarkets, coffee shops and eateries, all within a 10 minute walk of the site. There is also a choice of pubs within a mile radius, the closest being The Kings Arms, located at the corner of The Moors and Church Street.

For outdoor enthusiasts, there are circular walks taking you through St Mary's Fields, Hampton Poyle, Hampton Gay and along the canal to Thrupp.

Additionally, the Oxfordshire Canal Walk can be followed from Kidlington into Oxford City Centre, offering a scenic riverside route.



BY BUS:

Kidlington is served by several bus routes connecting the village to Oxford and surrounding areas. Stagecoach routes S2 and S2a run between Kidlington and Oxford City Centre via the Banbury Road. The S7 operates between Witney and Oxford, passing through Woodstock and Kidlington, while the 700 route links the village with the John Radcliffe Hospital and Thornhill Park & Ride, also passing through Oxford Parkway.



BY TRAIN:

Kidlington is conveniently located near two train stations. Oxford Parkway Station, just over 2 miles south of the site, providing regular services to Oxford, Bicester and London Marylebone, typically running every half hour. Oxford Station, approximately 5 miles south in the City Centre, offers services to London Paddington (50 – 60 minutes) and Reading (25 – 30 minutes).

IMPORTANT NOTICE:

Purchasers considering alternative uses or development are advised to rely upon their own inquiries. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point that is of particular importance to you, please obtain professional confirmation. These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or commit expenditure. An interested party should consult their surveyor, solicitor, or other professionals before committing themselves to any expenditure or other legal commitments. The plans are for reference only. The outlines are for identification purposes only. The purchaser should satisfy themselves as to the description of the property. All dimensions/measurements are approximate. Details prepared November 2025

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MORE INFORMATION

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