

# MANOR FARM

GREAT ROLLRIGHT • CHIPPING NORTON • OXFORDSHIRE









# MANOR FARM

GREAT ROLLRIGHT • CHIPPING NORTON • OXFORDSHIRE • OX7 5RH

Chipping Norton 3 miles • Moreton-in-Marsh 9 miles • Banbury 11.5 miles • Oxford 22 miles • London (Hyde Park Corner) 75 miles

(Distances are approximate)

## Cotswolds mixed farm with development opportunities

### Summary

6 bedroom farmhouse (subject to AOC) with annexe in a wooded setting

5 bedroom cottage (subject to an AOC)

A range of farm buildings positioned across the farm

Set in rolling Cotswolds countryside

Productive arable and pasture land

Areas of woodland, steep valleys, running water and lakes

Excellent network of stone tracks

**About 347 acres in all**



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##### Sam Butler

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## Situation

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Manor Farm is situated on the edge of Great Rollright, near the popular Cotswold market town of Chipping Norton in north Oxfordshire.

Nearby Chipping Norton offers a variety of local shopping and amenities including a Sainsburys, Co-Op, cafes, pubs and restaurants, cinema and theatre with more extensive shopping facilities at Banbury and further afield, the City of Oxford and Stratford upon Avon. Soho Farmhouse and Daylesford organic farmshop are both found about 7.5 miles away and Estelle Manor about 16 miles away. A variety of sports facilities and

clubs also exist in the area offering rugby, tennis, football, cricket, padel, hockey and netball, along with motorsport at Silverstone.

There are a wide choice of schools in the area with primary schools in Great Rollright and nearby Long Compton, Hook Norton and Chipping Norton and secondary schools in Chipping Norton and the Cotswolds School in Bourton-on-the-Water. Independent preparatory schools include Kitebrook at Moreton-in-Marsh, Kingham, Winchester House and Beachborough at Brackley and senior schools include

Bloxham, Tudor Hall, Sibford and Stowe.

The wider area benefits from good communication links by road and rail. The farm is situated near the A44 and A361 which give good access to Oxford, Banbury and the UK motorway network. Trains to London can be taken from Banbury Railway Station (London Marylebone from 56 minutes), Moreton-in-Marsh (London Paddington from 1 hour 28 minutes) and Oxford Parkway (London Marylebone 1 hour 7 minutes).





## Description

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Manor Farm comprises a Cotswold stone farmhouse built in the late 1990s (subject to an Agricultural Occupancy Condition (AOC)) with an annexe, a secondary house built in 2005 (subject to an AOC), a range of modern farm buildings, a number of field shelters and mobile homes, set in about 347 acres (140 hectares) of attractive Cotswold countryside.

## Manor Farmhouse

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Manor Farmhouse enjoys a private wooded setting in a south facing position. In front of the house is a stone terrace area over looking an ornamental pond. The rear of the property is laid to lawn. Manor Farmhouse enjoys a private and mature setting surrounded by trees.

An entrance hall leads through to an open plan kitchen / breakfast room with walk in pantry. The house flows through to well proportioned reception rooms including a dining room, drawing room with conservatory, and snug. Many of the reception rooms have ornate open fireplaces. Adjacent to the kitchen, is a practical boot room and ground floor bedroom with adjoining shower room.

On the first floor, there is a principal bedroom with balcony and adjoining bathroom, along with a further five bedrooms and two family bathrooms.

The property was built subject to an Agricultural Occupancy Condition and it should be noted that the farmhouse has not been occupied since Autumn 2024.

To the rear of the farmhouse is a one bedroom two storey annexe of Cotswold stone construction. The annexe comprises a kitchen, sitting room and downstairs shower room with a bedroom on the first floor.

## The Dingle

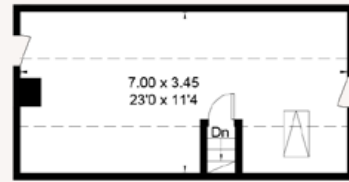
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The Dingle is a an attractive Cotswold stone house in a mature and private position off the main drive. The property is subject to an Agricultural Occupancy Condition.

The front door leads into a large open plan kitchen / breakfast room and sitting room with an ornate central fireplace. There is also a utility room, conservatory, principal bedroom with adjoining shower room and two further bedrooms and family bathroom. Part of the ground floor has been used by the current owners as a self-contained two-bedroom annexe with kitchen sitting room and bathroom. A set of spiral stairs lead up the first floor with bedroom, dressing area and adjoining shower room.



# Manor Farmhouse

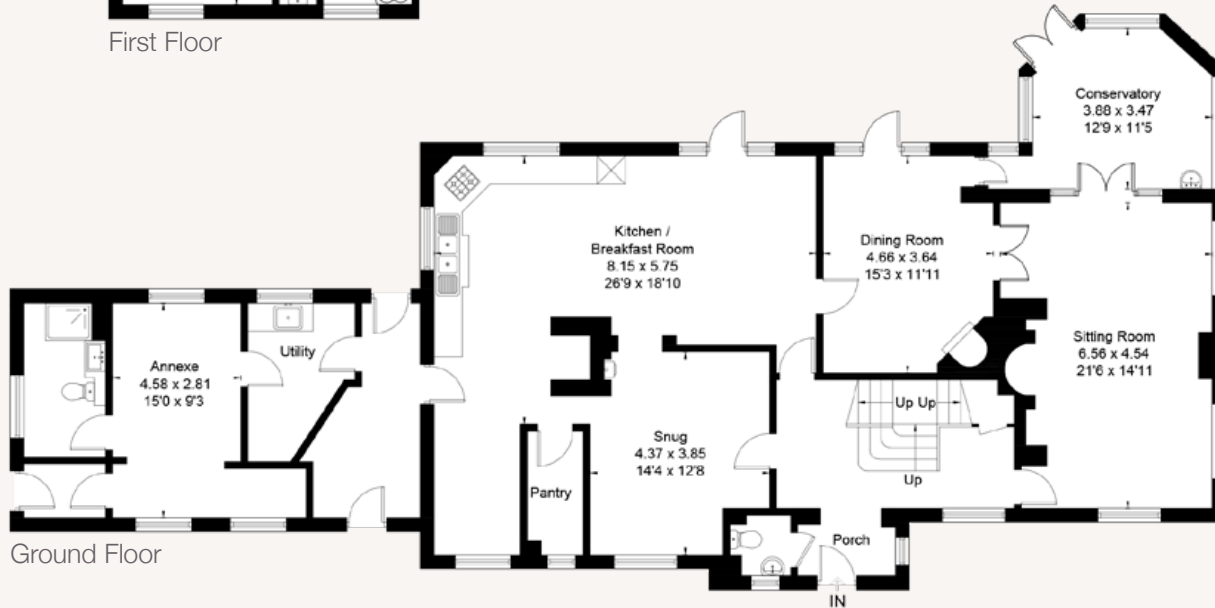


Second Floor

= Reduced head height below 1.5m

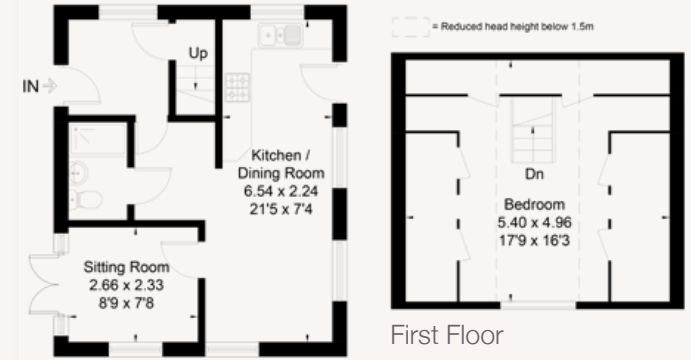


First Floor



Ground Floor

# Manor Farmhouse Annexe



Ground Floor

First Floor

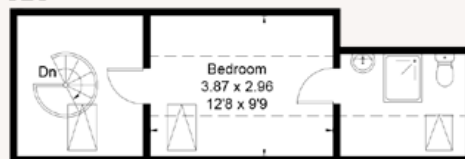
= Reduced head height below 1.5m

Approximate Floor Area  
 Manor Farmhouse = 334.3 sq m / 3598 sq ft  
 Manor Farmhouse Annexe = 62.7 sq m / 675 sq ft  
 The Dingle = 238.4 sq m / 2566 sq ft  
 Total = 635.4 sq m / 6839 sq ft

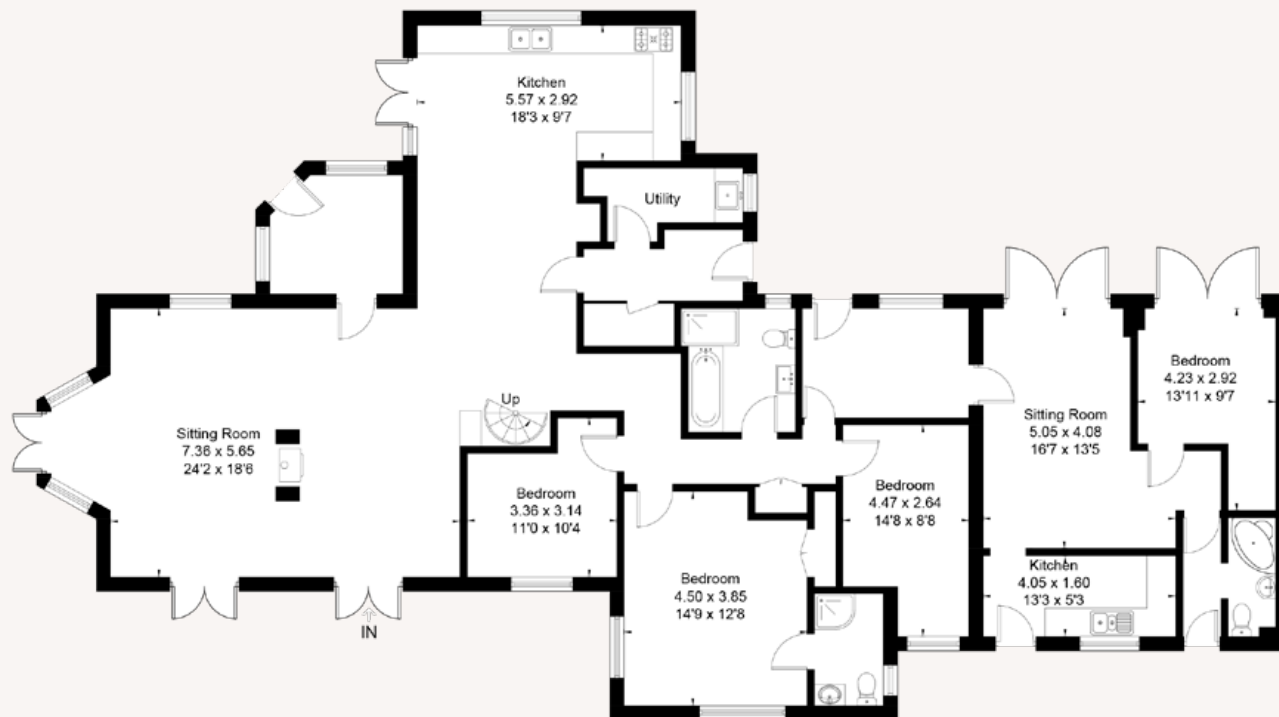
Not to scale. For identification purposes only.

## The Dingle

□ = Reduced head height below 1.5m



First Floor



Ground Floor







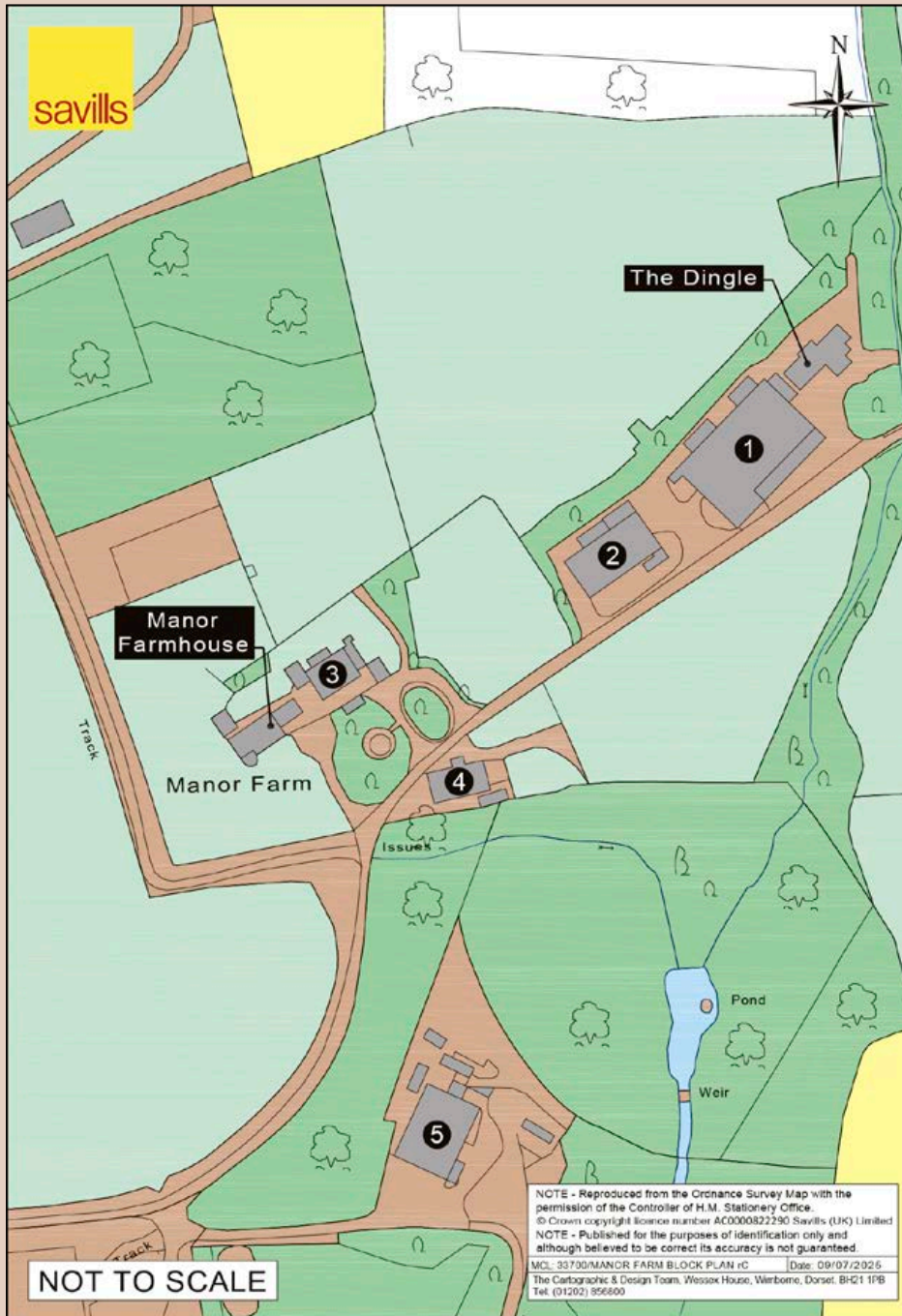












# Farm Buildings

There are an extensive range of farm buildings spread across the farm:

- 1. General Purpose Store:** A 7-bay galvanised steel portal framed building with steel grain walling and a fibre cement roof. Concrete floor and profile tin clad sides. Lean-to on south side with two bays enclosed to provide Workshop with concrete floor, roller-shutter door and concrete block walls with timber cladding. Remaining five bays are open fronted with a dirt floor. Measures about 24m by 43m.
- 2. Stables.** A 5-bay open galvanised steel portal framed building with cpart concrete and part timber walls and a fibre cement roof. Concrete floor. Currently comprises 16 sectional loose boxes (available by separate negotiation), tack room, feed store and first floor staff room. Measures about 14.5m by 30m.
- 3. Stables, Stores and a Mobile Home.** Comprising 8 sectional loose boxes, the stables are of a timber frame construction with a concrete floor with a tack room. There are two further stables of part concrete block, part Cotswold stone construction connected by way of a timber framed lean-to. Measures about 15m by 11m.
- 4. Straw Shed.** A 3-bay steel portal framed and timber clad building with a profile tin roof. Dirt floor. Timber framed lean-to and tack / feed room. Measures about 13.5m by 10.25m.
- 5. Grain Store.** A 6-bay steel portal frame building with steel grain walling and a fibre cement roof and cladding. Timber drying floor (in need of repair), central wind tunnel and sliding doors. Fan house to rear. Measures about 18m by 28m.

There are a number of timber framed field shelters and barns around the farm which have been used to provide a variety of horse and livestock shelters and machinery storage. There are a number of mobile homes and similar temporary accommodation across the farm.

There is a 4-horse Monarch horse walker also available by separate negotiation.









## Farmland

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Extending to about 347 acres (140 hectares) in total, the farm comprises about 184 acres (74 hectares) of arable, 104 acres (42 hectares) of permanent pasture and 43 acres (17 hectares) of woodland, leaving about 15 acres (6 hectares) of miscellaneous areas including the houses, gardens, buildings, ponds and other areas.

The land surrounds the houses and farm steading with a mixture of permanent pasture, arable and woodland.

The arable land is mainly found to the north and south east of the farm, and comprises fields generally suited to modern machinery.

The majority of the permanent pasture surrounds the centre of the farm and houses, much of which is fenced for cattle and horses and bordered by mature hedges.

Areas of predominately deciduous woodland provide the farm with mixture of privacy, environmental and sporting benefits. There is a stream running through the pretty valley known as Danes Bottom along with a pond which attracts wildlife.

There is a former quarry area which was worked for stone and which has been partly restored.

The farm enjoys a good network of stone tracks that provide access to fields and the three public highway access points. The primary access for farm traffic is from either the A3400 to the west or the local road to the north.



# General Information

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## Method of Sale and Tenure

The freehold of Manor Farm is offered for sale with vacant possession, by private treaty.

## Services

Farmhouse and Annexe: Mains water and electricity. Oil fired central heating. Private drainage.

The Dingle: Mains water and electricity. Oil fired central heating. Private drainage.

## Energy Performance Certificate

Manor Farmhouse – D

Manor Farmhouse, Annexe – C

The Dingle – D

## Local Authority

West Oxfordshire District Council

Tel. 01993 861 000

## Council Tax

Manor Farmhouse and Annexe – F (2025-2026 annual charge £3,330.69)

The Dingle – F (2025-2026 annual charge £3,330.69)

## Town and Country Planning

Interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for Manor Farm directly to the Planning department of West Oxfordshire District Council.

## Minerals

Mineral rights and the associated rights to work them are included in the freehold of the property in so far as they are owned.

## Sporting Rights

The sporting rights are included in the freehold of the property.

## Soils

According to the Soil Survey of England and Wales, the soils are predominantly of the Elmtou 1 series. These are generally well drained loamy soils over limestone although there are areas of heavier soils around the farm.

The soils are classified as being Grade 3 for the majority of the farm and Grade 4 in Danes Bottom according to the provisional Agricultural Land Classification maps.

## Designations

There are currently no listed buildings at Manor Farm.

The whole property falls within a Nitrate Vulnerable Zone (NVZ).

Danes Bottom has public access under the Countryside Rights of Way Act 2000.

The farm lies within the Cotswolds National Landscape Area (formerly known as AONB).

## Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to in the Conditions of Sale or not.

A footpath crosses the northern end of the farm, as indicated on the sale plan.

## Holdover

The farm is sold subject to rights of holdover for the purposes of harvesting crops.

## VAT

In the event that the sale of the property, or part of it or any right attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser in addition to the purchase price.

## Ingoing Tenant Right

The Purchaser/s shall, in addition to the purchase price, take over and pay for the following items of Tenant Right:

- Hay and straw, if any, at market value;
- Growing crops and other tillages, post harvest acts of husbandry to include, but not limited to, the cost of all cultivations, muck spreading and drilling at cost or in accordance with the CAAV costings (whichever is greater);
- Enhancement will be charged on all newly sown crops at a rate of £20 per acre per month from sowing date to completion;
- Consumables and all other stores, including, but not limited to, feed stuffs, seed, fertilizers, chemicals and fuel, including domestic fuel at cost;
- RMVs and UMs will be charged at £25 per acre on all arable land.

Ingoing Tenant Right values to be agreed and paid on the date of completion, with VAT payable where applicable.

## Transfer of Undertakings (Protection of Employment) Regulations (TUPE)

There are no farm employees to be transferred under TUPE regulations.

## Environmental Schemes, Subsidies & Grants

The farm has been entered the land into a Countryside Stewardship scheme and a Sustainable Farming Incentive scheme.



## Fixtures and Fittings

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

Some items (such as internal stable partitions and horse walker) are available by separate negotiation and have been stipulated as such.

## Directions

Leaving Chipping Norton, head north east on the Banbury Road (A361) and turn left the main Chapel Crossroads roundabout onto the A3400 towards Shipston-on-Stour. After 0.9 miles, turn right for Great Rollright and continue to the village. Manor Farm is accessed via Lonsdale Court, the first road on the left as you head into the village.

## Post Code

Manor Farm, OX7 5RH



///named.overcomes.lots

what3words gives every 3m x 3m square in the world a unique 3 word address. These describe the precise entrance to Manor Farm in Great Rollright.

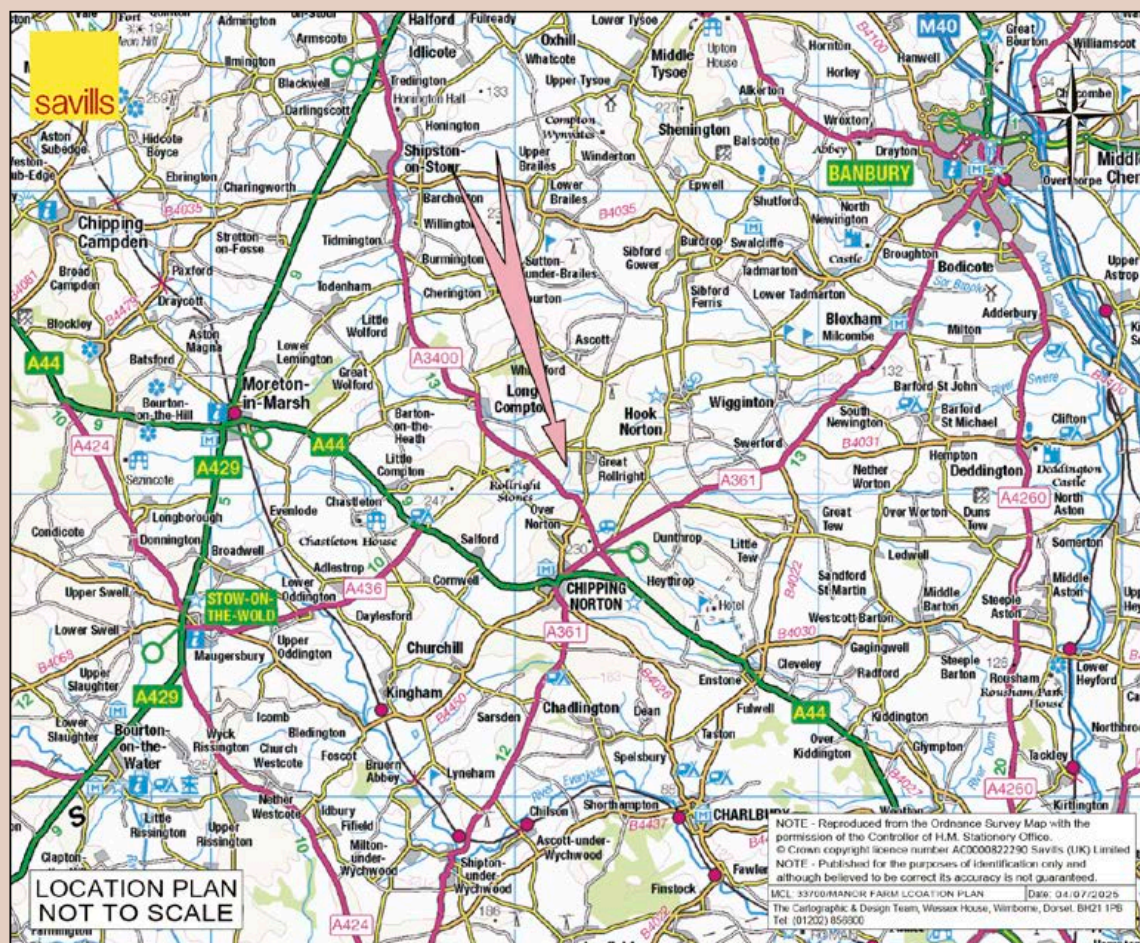
## Health and Safety

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when visiting the farm for your own personal safety, in particular around the farm buildings.

## Viewing

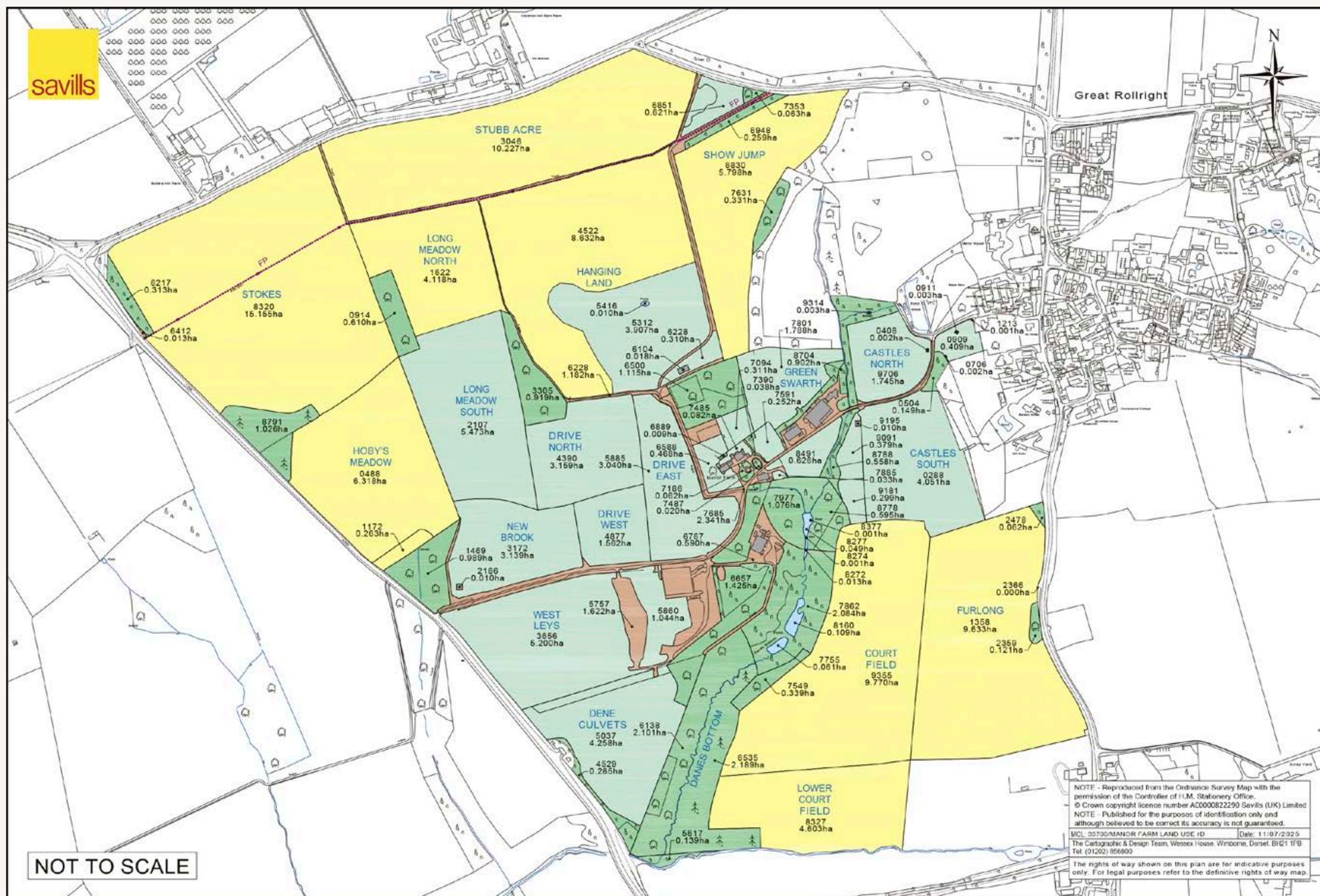
Strictly by appointment with Savills or Butler Sherborn.

Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.



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MCL 35705/MAJOR FARM LAND USE ID Date: 11/07/2025  
The Cartographic & Design Team, Wessex House, Wimborne, Dorset BH21 1PB  
Tel: 01202 856600

The rights of way shown on this plan are for indicative purposes only. For legal purposes refer to the definitive rights of way map.