

EAGLE FARM

STANDLAKE, WITNEY, OX29 7RZ



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A VERY ATTRACTIVE UNLISTED FARM HOUSE, RANGE OF FARM BUILDINGS, 155 ACRES OF FARMLAND AND SUPERB CARP FISHERY LAKES, ALL LOCATED IN AND AROUND A SOUGHT AFTER VILLAGE.

- Oxford 12 miles (trains to Marylebone 1 hour)
- Witney 6 miles
- Burford 12 miles
- Didcot 15 miles (Trains to London Paddington 40 mins)

4 bedroom, 2,929 sq ft period farm house | Delightful walled garden and outbuildings | Range of farm buildings with enormous potential for alternative use | Fishing Lakes producing a significant investment income | Farmland of approximately 155 acres

For sale as a whole or in up to 6 lots by Private Treaty.

In all about 222.32 acres (89.97 hectares)





A tall, rectangular brick chimney is located on the left side of the roofline.

A white-framed, double-hung window is partially covered by ivy on the upper floor.

A white-framed, double-hung window is partially covered by ivy on the upper floor.

A gabled dormer window with white framing is set into the slate roof.

A small, white-framed window is located to the left of the front door.

A dark brown wooden front door is partially covered by ivy.

A three-sided bay window with white framing is located on the ground floor.

A white-framed, double-hung window is partially covered by ivy on the ground floor.

A white-framed screened porch is located on the right side of the house.

A small, round stone pedestal sits on the gravel driveway.

Description

Eagle Farm together with land at Church Farm and Fishing Lakes is offered to the market as a whole or in up to 6 lots. Eagle Farm itself is a landmark farmstead situated in a prime location at the end of the attractive Standlake High Street. The property comprises Eagle Farm House, a range of farm buildings with enormous appeal and potential, three coarse fishing lakes which are part of a renowned carp fishery (currently let out) producing a valuable income and, approximately 155 acres of farmland which is let by way of a Farm Business Tenancy until September 2025.

Lot 1

Coloured pink on the attached plan.
About 16.19 acres (6.56 hectares)

Eagle Farm House is an imposing stone-built farmhouse situated at the northeastern end of Standlake High Street. The house is set back from the public highway and is approached over a gated entrance into a gravelled turning and parking area. The house has been in the same family ownership for three generations and is offered for sale for the first time since the Second World War.

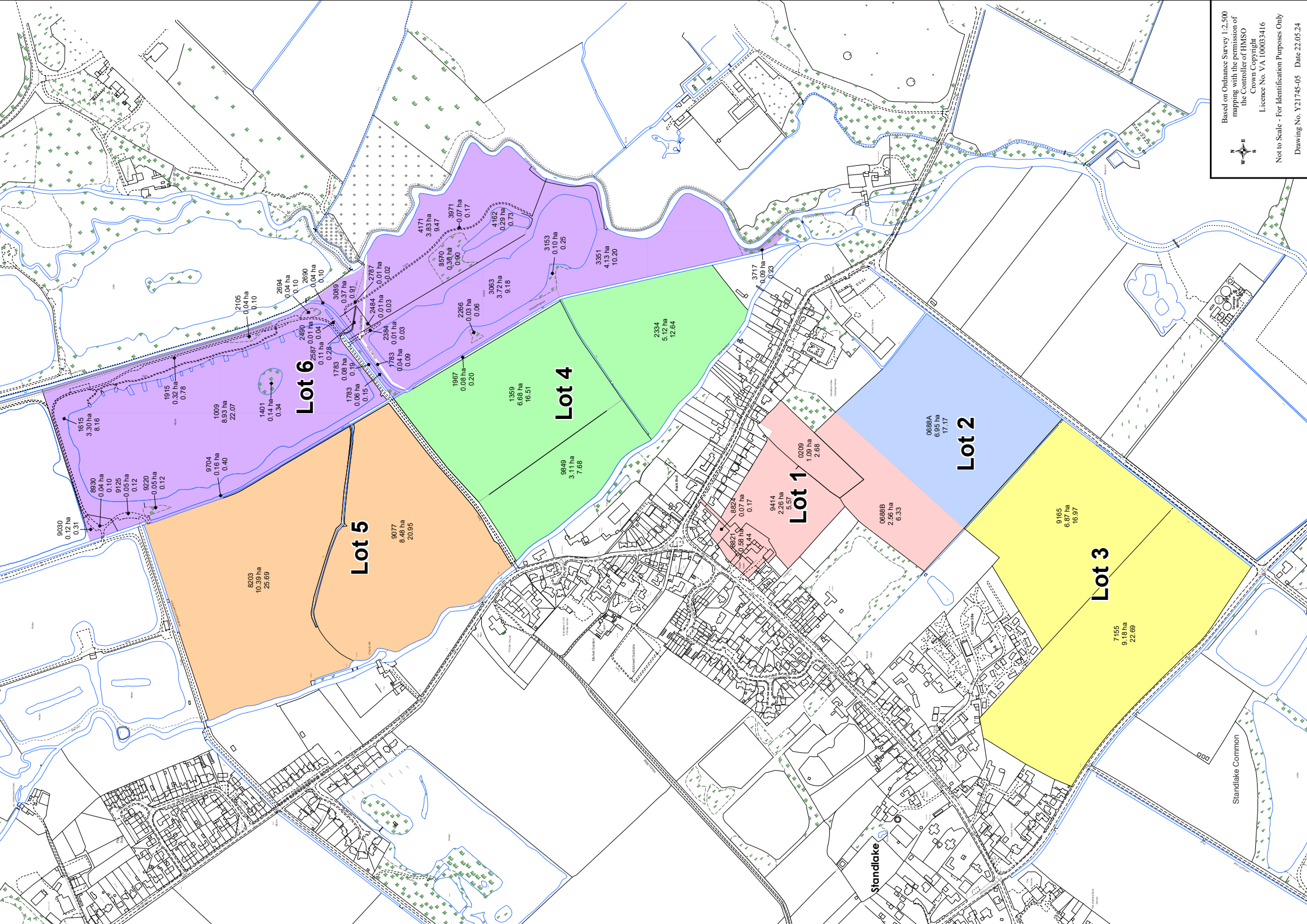
The accommodation is as shown on the floor plan but includes a good sized entrance hall leading to a double aspect dining/drawing room with doors onto the rear terrace and an open fireplace. A door on the other side of the hall opens into the sitting room with bay window, fireplace and door into the kitchen and breakfast area with wall and base units and a built in oven. From the rear door there is a good sized utility area with Larder, now housing the oil fired boiler. Beyond is a study with a shower room and w.c. and handbasin.

On the first floor are four good bedrooms, a family bathroom and airing cupboard. Despite not having been lived in for some time, and therefore in need of updating, the house is very welcoming and is well laid out.

The utility door leads to a covered area which links the house to a store and three stables as shown on the floor plan. To the rear of the house is an area of lawn which leads into a charming walled garden. Beyond the wall is an area of former orchard.







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 Drawing No. Y21745-05 Date 22.05.24

Lot 6

Lot 4

Lot 5

Lot 1

Lot 2

Lot 3

Standlake

Standlake Common

9030
0.12 ha
0.31

9330
0.04 ha
0.10

9125
-0.05 ha
0.12

9220
-0.05 ha
0.12

9764
-0.16 ha
0.40

1615
3.30 ha
8.16

1009
8.92 ha
22.97

1401
0.14 ha
0.34

1915
0.32 ha
0.78

1783
0.06 ha
0.15

1783
0.06 ha
0.19

2384
0.01 ha
0.03

1987
0.08 ha
0.20

1359
6.68 ha
18.51

9649
3.11 ha
7.86

2334
5.12 ha
12.64

2286
-0.03 ha
0.06

3063
3.72 ha
9.18

3153
0.10 ha
0.25

3351
4.10 ha
10.20

3717
-0.09 ha
0.23

3871
-0.07 ha
0.17

4171
3.83 ha
9.47

4182
0.29 ha
0.73

2484
0.01 ha
0.02

2690
0.04 ha
0.10

2894
0.04 ha
0.10

3086
0.37 ha
0.91

2787
0.01 ha
0.02

8821
0.58 ha
1.44

8821
0.07 ha
0.17

9414
2.26 ha
5.57

0209
1.09 ha
2.88

0688B
2.56 ha
6.33

0688A
6.95 ha
17.17

9165
6.87 ha
16.97

7155
9.18 ha
22.69

9165
6.87 ha
16.97



Lying primarily to the south of the house, and accessed via a second separate entrance, are the farm buildings comprising: -

A stone under slate Workshop/Brooder Shed with open fronted central area. A substantial Granary building of brick under corrugated roof housing 5 grain bins and grain handling plant with a steel framed Lean To. At the southern end of the farmyard is a more modern Grain Store (and adjoining fan house) of portal framed construction with corrugated roof and side cladding, again housing Grain Bins. On the western side of the yard is a five bay open fronted Machinery Store of steel framed under corrugated roof construction. A Livestock Shed of block under corrugated roof construction on the north side of the old farmstead completes the buildings.

In total the farm buildings extend to approximately 7,823 sq ft (727 sq m) and please note our comments under planning below.

There is a third access to the farmstead from the north east from Rack End (the Northmoor Road) which provides enormous flexibility in any future division of the buildings.

To the south east of the farmyard are two enclosed paddocks leading to a third as yet un-fenced paddock.

All in all, Eagle Farmhouse and farmyard represent an increasingly rare opportunity for a Purchaser to develop and put their own stamp on a period farmstead within a village.

Lot 2 Farmland to the south west of Standlake

Coloured blue on the attached plan.

About 17.17 acres (6.95 hectares)

The southern part of a predominantly flat field accessed from the public highway to the south. Vacant possession available October 2025.

Lot 3 Farmland to the south of Standlake

Coloured yellow on the attached plan.

About 39.66 acres (16.05 hectares)

A level block of two enclosures used historically for arable and now in grass with road frontage to the A415 and access from the west and south. Vacant possession available October 2025.

Lot 4 Southern Land at Church Farm, Standlake

Coloured green on the attached plan.

About 36.83 acres (14.91 hectares)

Vacant possession available October 2025.

Lot 5 Northern Land at Church Farm, Standlake

Coloured Orange on the attached plan.

About 46.64 acres (18.87 hectares)

Vacant possession available October 2025

Lot 6 Fishing Lakes

Coloured Purple on the attached plan.

About 65.83 acres (26.63 hectares)

Comprising Oxlease Lake, Hunts Corner Lake and Hunts Corner Pond together with the surrounding land, the fishing lakes are operated as part of the wider Linear Fisheries complex, which is regarded as one of the best day ticket Carp fishing venues in the country. The operator currently provides 40 swims on the well-stocked Oxlease Lake, which has a Common Carp Lake record of over 52 lb. Hunts Corner Lake currently provides 10 swims and has a Common Carp record of over 45lb. Hunts Corner Pond is stocked with Roach, Rudd and Perch with some Carp.

The Lakes are leased to the current occupier on a 25 year lease from 2019, but with a break clause upon 18 months notice. The Lakes are therefore appealing either as an investment property or alternatively to a hands on operator. The Carp fishery stock belongs to the Tenant and are specifically excluded from the sale. There is the ability under the terms of the lease to elect to purchase the fish stock at a price equivalent to 22.5% of their valuation upon the determination of the lease. Further details with regards to the lease and rental are available from the Agents for interested parties.

Location

The property is situated at the heart of a popular village, Standlake, which is home to a church, pub, Post Office and stores, primary school and village hall. The village also has tennis, cricket and swimming clubs. The market town of Witney provides everyday shopping with a weekly market and supermarkets. There are also highly regarded schools both state and private in Witney, Abingdon and Oxford with regular bus services to Witney, Abingdon and Eynsham (with connection to Oxford) from the village.

It is well located between Oxford with access to the A34 to the east (11 miles) and M4 to the south (24 miles). Didcot and Oxford provide mainline railway stations.

Method of Sale

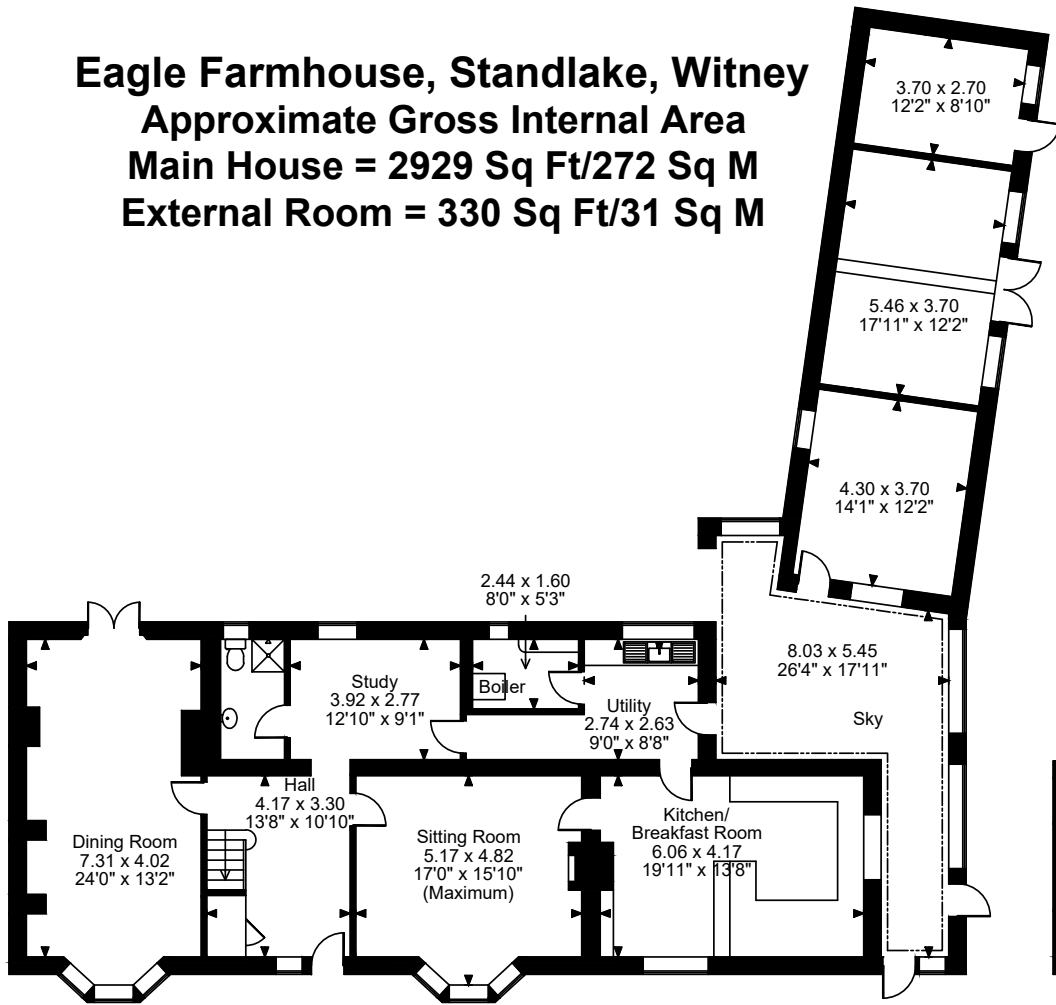
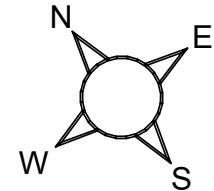
Eagle Farm is offered for sale by Private Treaty as a whole or in up to 6 lots.

Tenure and Possession

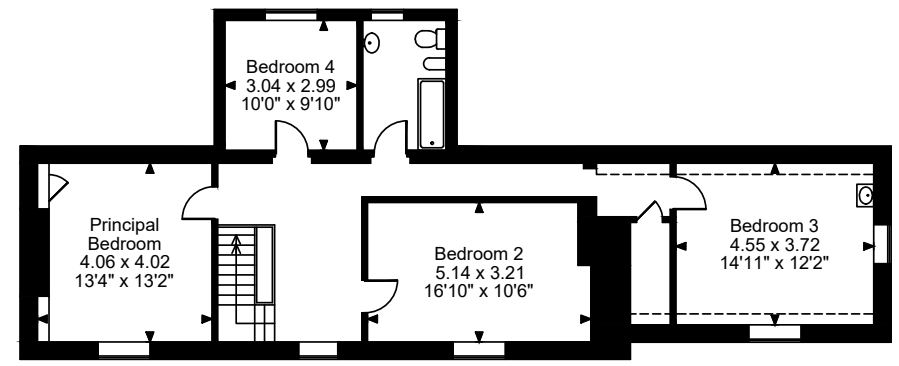
Freehold with vacant possession in respect of part of Lot 1 (The farmhouse, farm buildings and immediately adjoining paddocks). The remainder farmland is sold subject to the existing Farm Business Tenancy, with vacant possession, if required, available in October 2025. Lot 6,(The Fishing Lakes) are let by way of a lease dated April 2019 for a period of 25 years. There is a mutual break clause in the tenancy providing a break instigated by either party upon 18 months notice. There is a provision for the Landlord to elect to purchase the fish stock at 22.5% of the agreed valuation of the stock.



Eagle Farmhouse, Standlake, Witney
Approximate Gross Internal Area
Main House = 2929 Sq Ft/272 Sq M
External Room = 330 Sq Ft/31 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

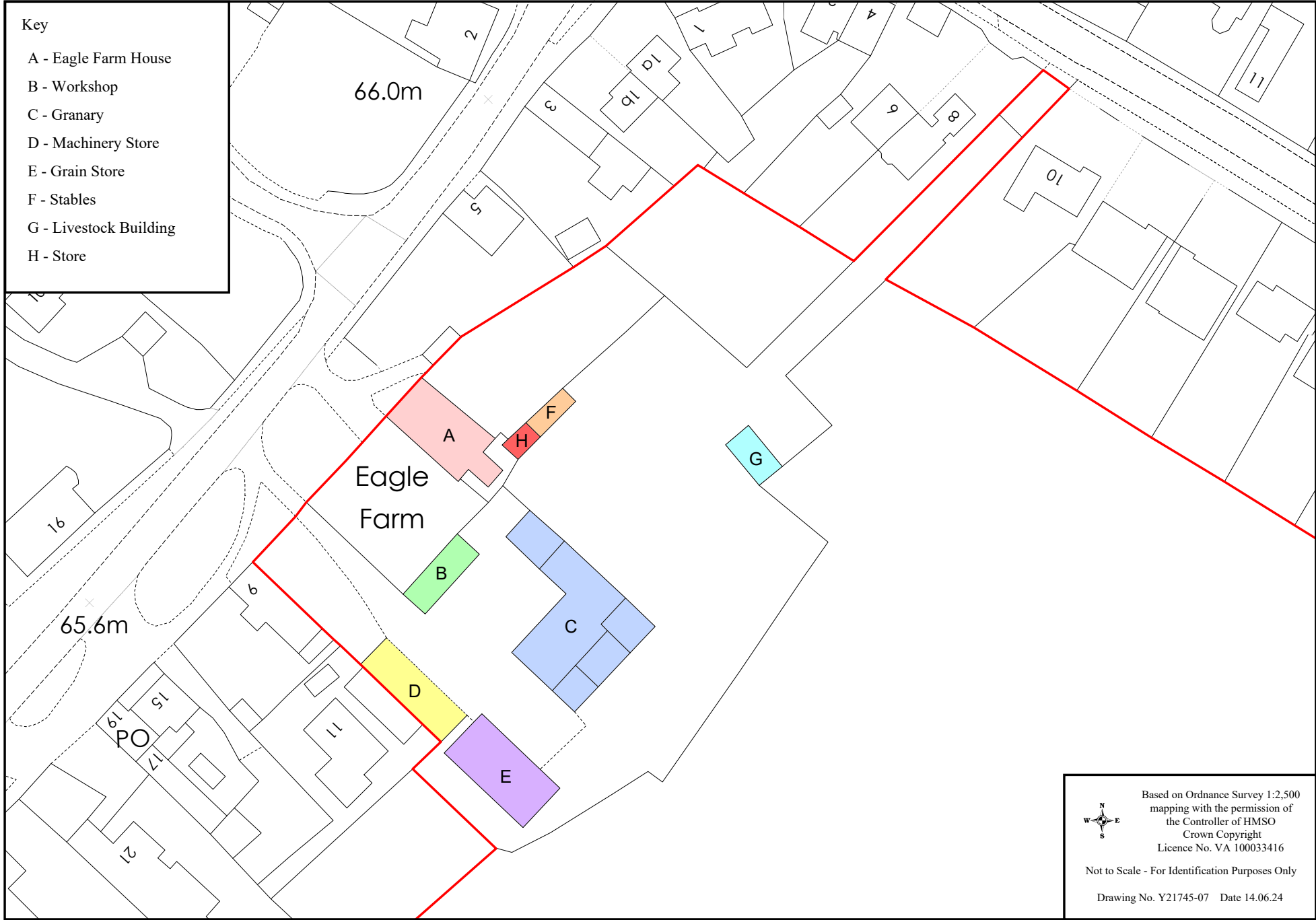
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Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		73
55-68	D		
39-54	E		
21-38	F		28
1-20	G		

Very energy efficient - lower running costs
 Not energy efficient - higher running costs
 England & Wales
 EU Directive 2002/91/EC

Key

- A - Eagle Farm House
- B - Workshop
- C - Granary
- D - Machinery Store
- E - Grain Store
- F - Stables
- G - Livestock Building
- H - Store



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The rent for the Fishing Lakes is comprised of a Base Rent and a Turnover Rent, further details, for interested parties are available from the Agents. In addition to the Operators Lease and Freehold, there are various 990 year underlying lease arrangements which will also form part of the sale.

Planning

The farmyard buildings have not been used for any other purpose than Agriculture and therefore may meet the criteria for Class Q Permitted Development Rights, however Purchasers must take their own planning advice in respect of this. Notwithstanding any permitted development rights, the farmyard complex itself, situated just off the High Street, appears to have considerable planning potential for alternative uses.

An outline planning application (22/02512/OUT) for the demolition of the farm buildings and erection of up to 10 dwellings was submitted in 2022 but withdrawn prior to determination.

Overage

Lot 1 (other than the Farmhouse and walled garden), Lot 2 and Lot 3 will be sold subject to an Overage Provision that in the event of residential or commercial development or use (other than agricultural or equestrian) within a period of 35 years from the date of sale then a payment of 40% of any uplift as a result of such development will be payable to the Vendors or their successors in Title.

Countryside Stewardship Scheme

The Farmland was entered into a Countryside Stewardship Scheme in 2022 which runs until 2027. Further details are available from the Agents.

Services

Mains water, mains drainage and mains electricity with three phase power to Lot 1. The farmhouse has oil fired central heating.

Mobile Phone Coverage

Mobile phone and Broadband Coverage for various providers can be checked by entering the Postcode OX29 7RZ and selecting 7, High Street, Standlake at <https://checker.ofcom.org.uk/>

Council Tax

Eagle Farm is Band G. Annual amount payable of £3764.44 in the year 2024/2025.

Wayleave, Easements and Rights of Way

The property is being 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 other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There is a public footpath which crosses through Lot 6.

Fixtures and Fittings

All fixtures and fittings are included in the sale.

Designations

The property is within a Nitrate Vulnerable Zone.

Mineral Rights

In respect of Lot 5, part of the land has been dug and restored as have, of course, the Lakes in Lot 6. The mineral rights are excluded from part of Lot 3.

Local Authority

West Oxfordshire District Council www.westoxon.gov.uk

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 purposes of VAT, such tax will be payable in addition.

Health & Safety

Given the potential hazards of Deep Water and Agricultural Buildings we ask you to be as vigilant as possible when making your inspection for your own personal safety. Under no circumstances should any inspection be undertaken without an appointment and a member of Adkin staff present.

Postcode

OX29 7RZ

Viewing

STRICTLY BY APPOINTMENT ONLY. The land and lakes are tenanted and can only be viewed by appointment. Please contact Charlotte Bailey, Liane Marchant or Kevin Prince to make your appointment.

For Further Information

Please contact:

Charlotte Bailey or Kevin Prince on 01235 862888 or alternatively by e-mail at: charlotte.bailey@adkin.co.uk or kevin.prince@adkin.co.uk

Directions

From Oxford proceed west on the A40 to Witney. Take the A415 exit towards Abingdon. Continue for about four miles into Standlake village. Turn left onto the High Street. Eagle Farm is on the right after a short distance.

What3Words:

Eagle Farmhouse will be found at [What3Words
///blip.hunches.surfaces](https://www.what3words.com/blip/hunches/surfaces)



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