

# CROPREDY LAWN FARM

Cropredy | Oxfordshire







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## Cropredy, Oxfordshire, OX17 1DR

Banbury (London Marylebone from 52 minutes) – 4 .5miles | M40 (J11) – 3.9 miles | Chipping Norton – 15.5 miles | Oxford – 26 miles | Cheltenham – 35 miles | London – 67 miles

(All distances and times are approximate)

2 Dwellings | Arable | Pasture | Woodland  
In all approximately 180.34 acres (72.98 hectares)

**FOR SALE AS A WHOLE OR IN UP TO 5 LOTS**

### LOCATION & SITUATION

Located to the north of Banbury, Cropredy Lawn Farm is surrounded by rolling countryside. The nearby village of Cropredy has its roots in Anglo-Saxon times and its name is thought to be derived from the Old English word "crope"- meaning hill and "ridig" - small stream. The village was mentioned in the Domesday Book (1086) and before the Reformation, it was part of the estate held by the Bishop of Lincoln. The picturesque Oxford Canal and the River Cherwell run in parallel on the southeast border of the village.

Transport - Communication links by road and rail are excellent with the M40 approximately 5 miles away and there are regular trains running from Banbury into London in under an hour. Birmingham and Heathrow International airports are easily accessible as is Oxford airport.

Schools - There is an excellent range of state and private schools in the area including Tudor Hall schools for girls, Bloxham and Sibford school's, Warwick Preparatory and Warwick school, King's High school and Winchester House Preparatory at Brackley, as well as the Oxford schools being within easy driving distance.

### DESCRIPTION

The property comprises 2 dwellings, mainly arable land, pasture and woodland. The total property extends to approximately 180.34 acres (72.98 hectares).

### TENURE AND POSSESSION

The Freehold is For Sale with Vacant Possession upon completion.

### METHOD OF SALE AND LOTTING

The property is For Sale as a whole or in up to 5 lots.

#### LOT 1

A semi-detached brick farmhouse under a tile roof comprising four bedrooms, conservatory and private south facing gardens. No. 2 Beecham cottage is accessed via a long driveway from the public highway. The property is in a secluded location and benefits from 7.38 acres (2.99 hectares) paddock land to the southern and eastern aspect. The property provides ample car parking, along with a single integrated garage.

This lot extends to a total of 9.00 acres (3.64 hectares), and can be seen in Yellow on the plan.

#### LOT 2

A semi-detached brick cottage under a tile roof comprising three bedrooms and private mature gardens. No. 1 Beecham cottage is accessed via a long driveway from the public highway. The property is in a secluded location and benefits from 2.24 acres (0.91 hectares) of paddock land located to the northern and western aspect.

This lot extends to a total of 2.59 acres (1.05 hectares), and can be seen in Blue on the plan.

#### LOT 3

This lot comprises arable land with road frontage.

This lot extends to a total of 40.98 acres (16.58 hectares), and can be seen in Pink on the plan.

#### LOT 4

This lot comprises approximately 46.53 acres of arable land , 14.45 acres of woodland and 4.58 acres of pastureland. This Lot is accessed directly from public highway. This lot extends to a total of 65.56 acres (26.53 hectares), and can be seen in Orange on the plan.

#### LOT 5

This lot comprises 27.78 acres of arable, 31.25 acres of pastureland and 3.18 acres of woodland and tracks. This lot extends to a total of 62.21 acres (25.18 hectares), and can be seen in Green on the plan.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is one footpath across the property.

Lot 2 and 3 have a right of way along the driveway over lot 1.

There is also a right of way along the driveway over lot 1 and 2 and to the benefit of Cropredy Lawn for all purposes and at all times.

#### 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.

#### TRANSFER OF UNDERTAKINGS (PROTECTION OF EMPLOYMENT REGULATIONS)

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

#### FIXTURES AND FITTINGS

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

#### SERVICES

The cottages have oil fired central heating systems and they are connected to mains water and electricity, with foul drainage to a private system.

#### FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

#### COUNCIL TAX BAND

1 Beechams Cottage - Band C

2 Beechams Cottage - Band C

#### EPC RATINGS

1 Beechams Cottage - D

2 Beechams Cottage - D

#### VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

#### HEALTH & 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. Particular care should be taken when walking around areas where machinery or vehicles are operating.

#### WHAT3WORDS

recent.itself.dreading

#### VIEWINGS

Viewing is strictly by appointment. Please contact:

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

Georgie Veale | 020399 50779 | georgie.veale@knightfrank.com

#### 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 of the ownership thereof.

The Buyer of Lot 1 will be required to fence (stock proof) the unfenced boundaries abutting this lot within 6 months of completion.

#### PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

#### ANTI-MONEY LAUNDERING REGULATIONS

In accordance with 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.

#### GENERAL REMARKS & STIPULATIONS

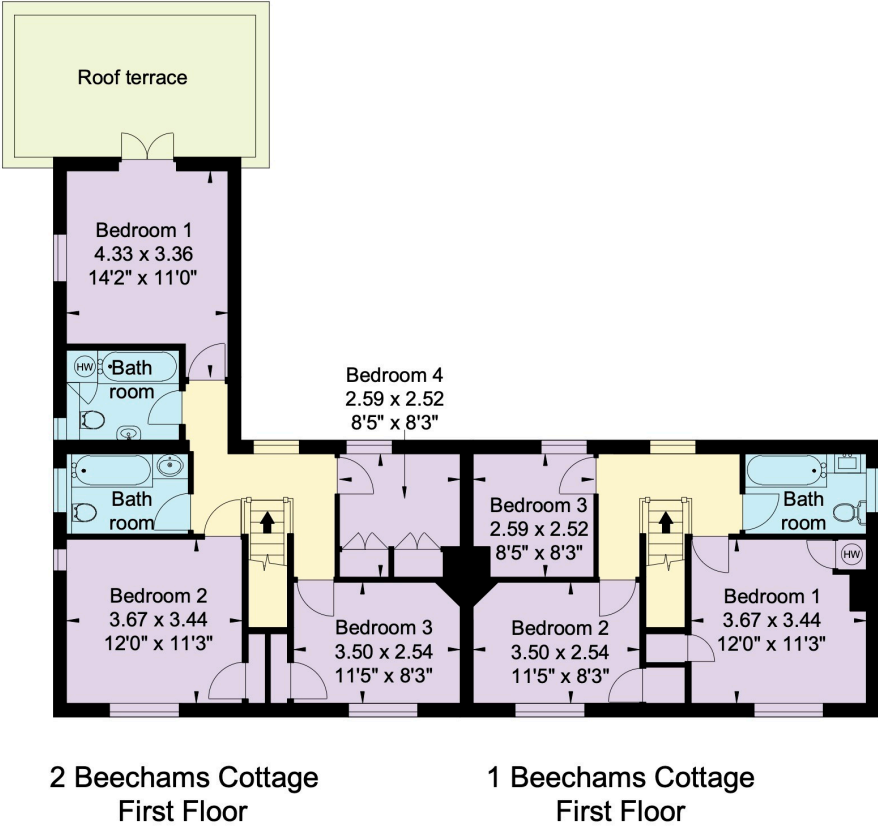
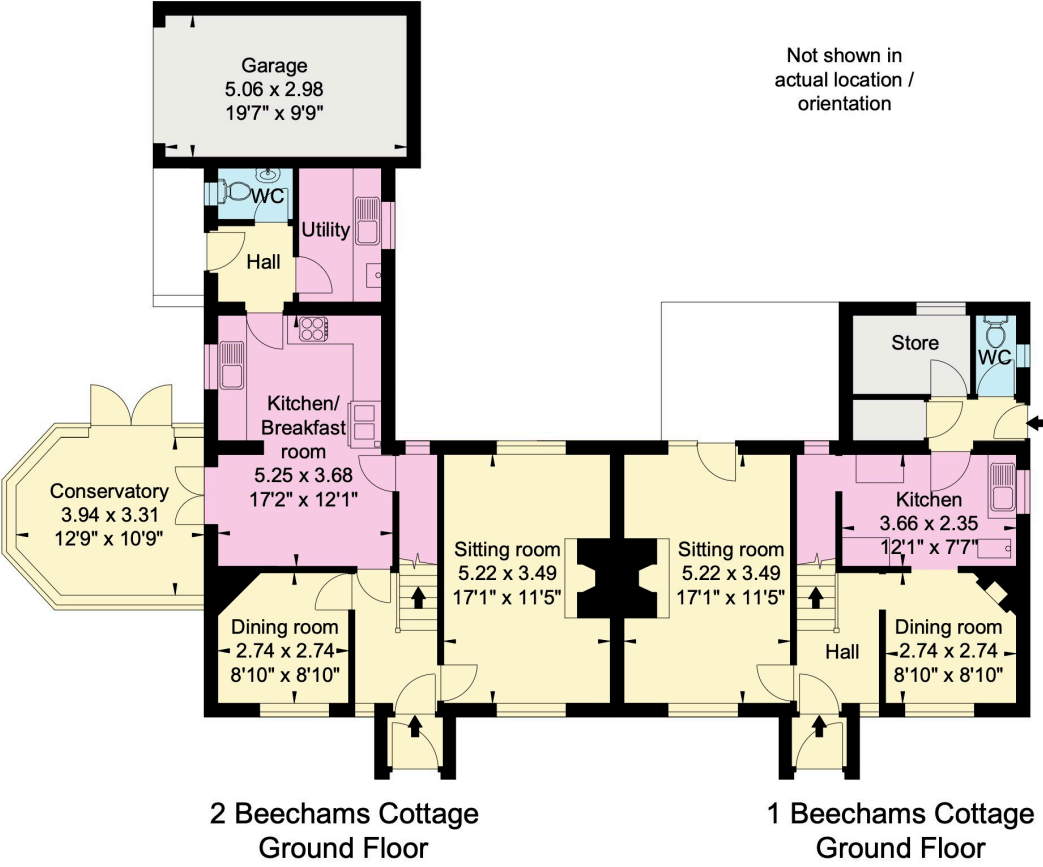
These particulars are Subject to Contract.



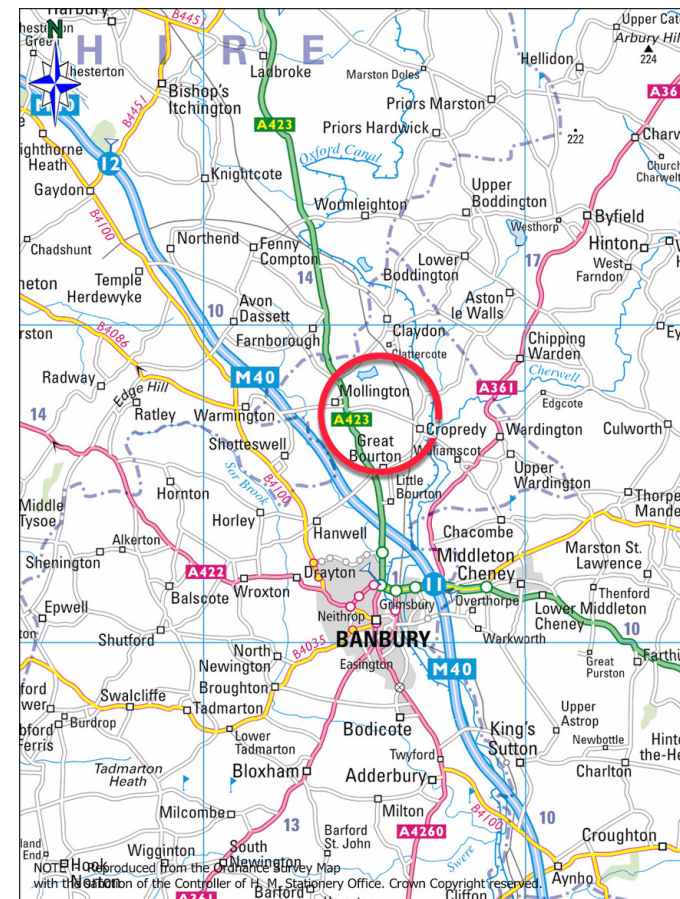
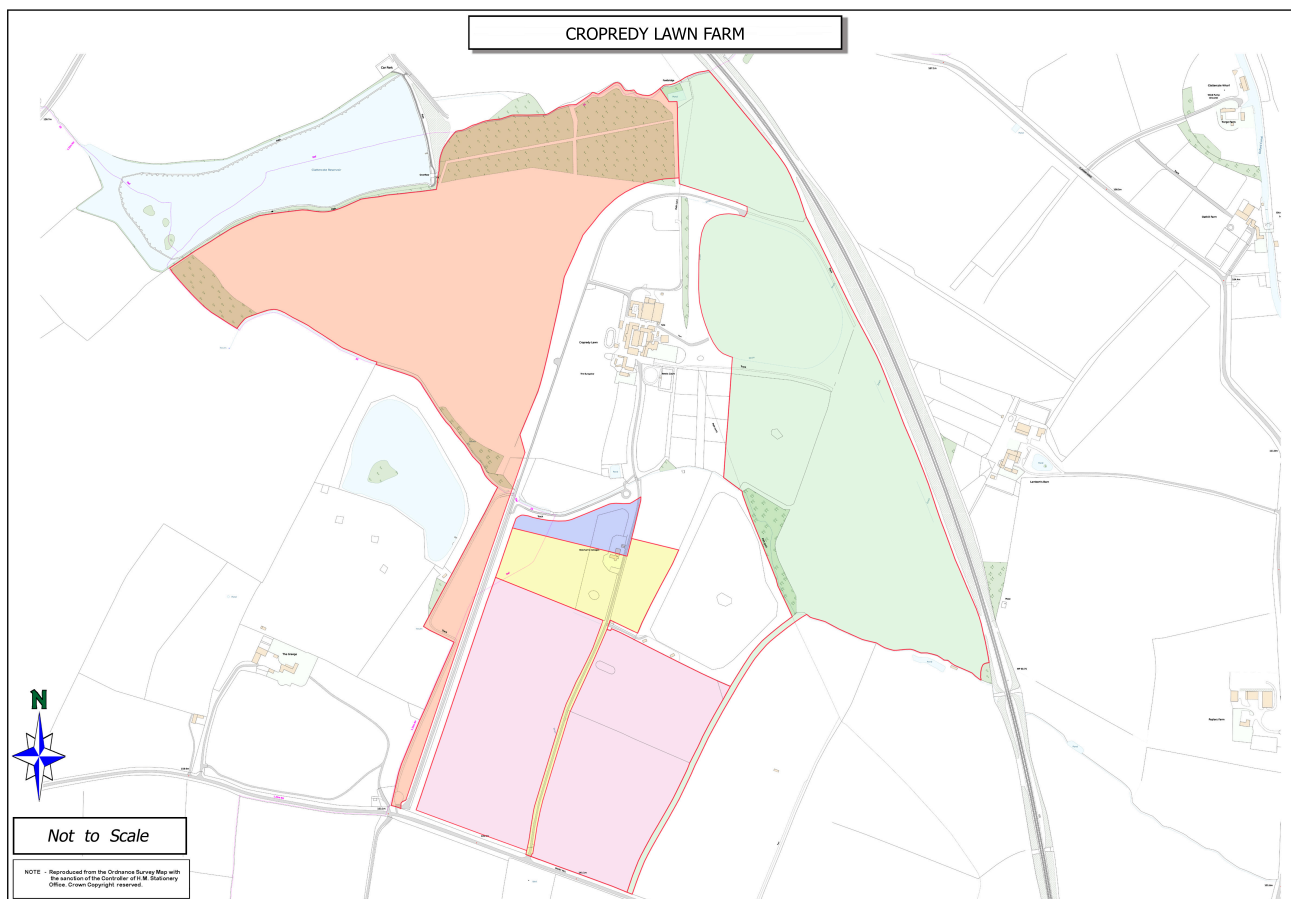
Approximate Gross Internal Floor Area:  
1 Beechams Cottage - 99 sqm (1,066 sqft)  
2 Beechams Cottage - 158 sqm (1,701 sqft)  
For identification only, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		







## 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. Particulars Dated - May 2025. Photos Dated - May 2024.



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