



Moorlands Farm  
Murcott | Oxfordshire | OX5 2RE



# MOORLANDS FARM



*Contemporary Country Living  
A Fully Consented Development of Eight Exceptional Homes*



# A RARE DEVELOPMENT OPPORTUNITY

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Nestled on the edge of the picturesque Oxfordshire village of Murcott, Moorlands Farm presents a rare opportunity to acquire a fully consented residential development in an exceptional countryside setting.

Planning permission has been secured for the redevelopment of the former farmyard to create a collection of eight architect-designed homes, carefully blending contemporary architecture with the site's agricultural heritage.

Designed by Palmer + Partners, the scheme combines striking modern design with premium rural living, creating homes that are expected to appeal to downsizers, professionals, families and London commuters seeking a countryside lifestyle.

The site extends to approximately 4.5 acres, considerably larger than many comparable developments, and includes a substantial paddock to the south which offers an opportunity to create a private meadow, landscaped parkland or shared green space, further enhancing the exclusivity and long-term appeal of the completed development.



# THE OPPORTUNITY

## Why Moorlands Farm?

- Full Planning Permission
- Eight Architect Designed Homes
- Approx. 13,563 sqft.
- Approx. 4.45 Acres
- Substantial Paddock/Meadow Land
- No Section 106 Agreement
- No CIL outstanding
- On-site Biodiversity Net Gain
- Excellent Oxfordshire Location

With planning permission secured and significant investment already made in planning, architecture and technical design, Moorlands Farm provides an incoming purchaser with the opportunity to focus on delivery rather than planning risk.

Unlike many development opportunities, the scheme has been carefully designed as a boutique collection of individually distinctive homes rather than a conventional housing estate. The combination of contemporary architecture, generous landscaping and a low-density layout creates a premium product capable of commanding strong values within the local market.

## Additional Development Potential

In addition to the eight dwellings benefiting from full planning permission, a separate Class Q prior approval application (Ref. 26/01596/Q56) has been submitted for the conversion of the retained barn to create two further dwellings.

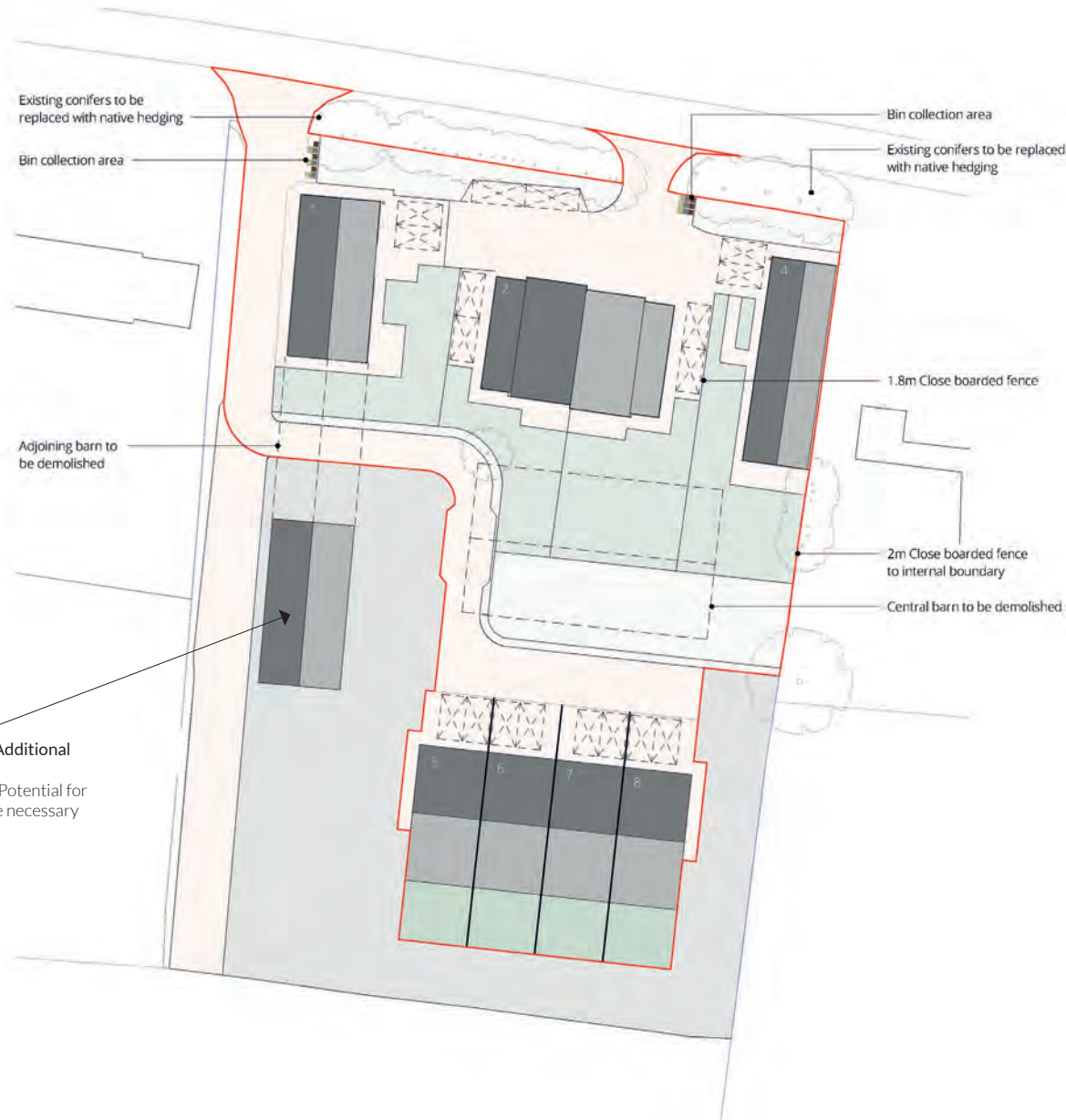
The application is currently under consideration by Cherwell District Council and, if approved, would provide an exciting opportunity to increase the overall development to ten homes.











## PRELIMINARY

| Rev. | Date | Description | Drawn |
|------|------|-------------|-------|
|------|------|-------------|-------|

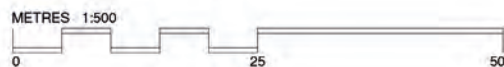
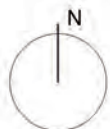
# Palmer+Partners

Bleu Box Ltd  
Moorlands Farm, Murcott, Kidlington, OX5 2RE  
Site Plans

24006 PL 101

Proposed Site  
Plan

Scale: 1 : 500 @A3  
Date: May 2025  
Drawn by: JB



# SITE OVERVIEW

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The approved development has been thoughtfully arranged and reflects the site's agricultural origins whilst creating an attractive and cohesive residential environment.

Three existing agricultural buildings are converted into contemporary homes, complemented by a striking new-build detached dwelling positioned at the heart of the development.

Beyond the residential curtilage, the title extends to nearly 4.5 acres, including an extensive paddock to the south. This additional land provides an opportunity to create an exceptional landscaped setting that will distinguish the completed development from more typical schemes.





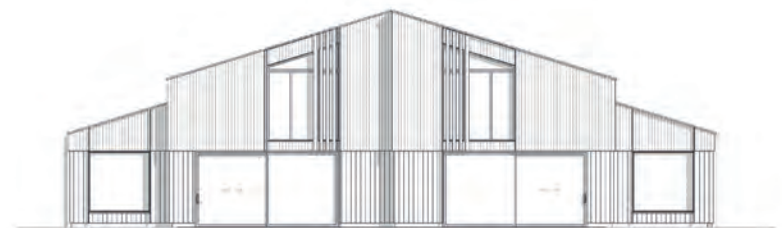
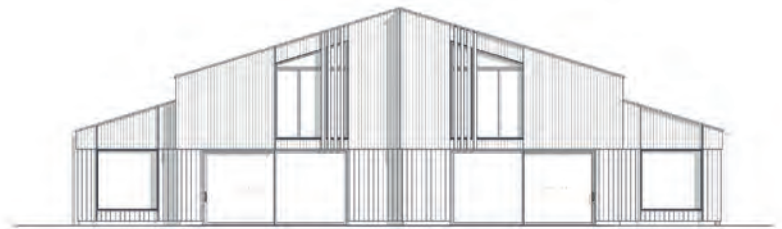
# ARCHITECTURAL VISION

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The architectural concept draws inspiration from traditional Oxfordshire farm buildings whilst embracing clean contemporary detailing and high-quality materials.

Vertical timber cladding, standing seam metal roofs and expansive glazing combine to create homes that feel both modern and entirely appropriate within their rural setting.

The restrained material palette and carefully considered landscaping ensure the development sits comfortably within the surrounding countryside whilst establishing a distinctive architectural identity.









# ACCOMMODATION SCHEDULE

The approved scheme provides approximately 1,260 m2 (13,563 sqft) of residential accommodation arranged across eight individually designed dwellings.

The mix of detached, semi-detached and terraced homes creates a varied product offering whilst maintaining a consistent architectural language throughout the development.

The approved floorplans are available via the Cherwell District Council Planning Portal and can also be supplied electronically upon request.

| Plot                      | Type                 | Size  |
|---------------------------|----------------------|-------|
| Plot 01 - GIA             | Detached             | 209m2 |
| Plot 02 - GIA             | Semi-detached        | 195m2 |
| Plot 03 - GIA             | Semi-detached        | 195m2 |
| Plot 04 - GIA             | Detached             | 224m2 |
| Plot 05-08 - GIA Combined | Row of four terraced | 437m2 |

**Pending Class Q Application – 2 Additional Dwellings**  
Existing barn with Class Q status. Potential for future development, subject to the necessary planning consents.









# DETACHED HOMES

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The detached homes occupy key positions within the development and have been designed to provide generous family accommodation centred around contemporary open-plan living spaces.

Expansive glazing and carefully considered layouts maximise natural light whilst maintaining strong visual connections with the surrounding landscape.





Plot 1



Plot 4





# SEMI-DETACHED HOMES

These architect-designed homes provide flexible family accommodation arranged over two floors.

The layouts combine generous entertaining spaces with practical everyday living, creating homes ideally suited to modern lifestyles.

## Plots 2 and 3









# TERRACED HOMES

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The sensitive conversion of the existing agricultural building creates four distinctive contemporary homes that successfully retain the scale and character of the original structure.

The result is a collection of unique properties combining traditional agricultural forms with modern detailing and generous internal accommodation.

Plots 5 - 8









# PLANNING & DEVELOPMENT INFORMATION

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The scheme benefits from full planning permission and a comprehensive package of technical information, significantly reducing planning risk and allowing an incoming purchaser to focus on delivery.

The scheme benefits from:

- Full Planning Permission
- No Section 106 Agreement
- No Community Infrastructure Levy (CIL)
- On-site Biodiversity Net Gain
- Mains electricity and water
- Approved drainage strategy
- Comprehensive technical information available within the data room

The approved planning drawings, technical reports and supporting documentation are available via the Cherwell District Council Planning Portal and within the Fine & Country data room.











# LOCATION

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Moorlands Farm occupies an enviable position on the edge of Murcott, one of Oxfordshire's most attractive rural villages.

The internationally recognised Otmoor Nature Reserve lies nearby, offering exceptional walking and wildlife, whilst the Michelin-starred Nut Tree Inn has established the village as one of Oxfordshire's finest dining destinations.

Despite its rural setting, the development enjoys excellent connectivity, with Bicester, Oxford and the M40 all within easy reach. Fast rail services from Bicester North provide convenient access to London Marylebone in approximately 45 minutes, making the area increasingly attractive to commuters seeking countryside living without compromising connectivity.





# INVESTMENT SUMMARY

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Moorlands Farm represents a compelling opportunity to acquire a fully consented boutique residential development in one of Oxfordshire's most desirable rural locations.

The planning process has been successfully completed, creating a straightforward route to delivery whilst removing much of the uncertainty associated with obtaining planning consent.

The combination of distinctive contemporary architecture, a generous site extending to approximately 4.5 acres including substantial paddock land, excellent transport connections and the potential for strong end values positions Moorlands Farm as one of the county's most attractive consented residential development opportunities.

## Indicative Resale Appraisal

A detailed plot-by-plot resale appraisal and supporting comparable evidence has been prepared by Fine & Country and is available to interested parties upon request.

## Key Statistics

- Planning Permission Granted
- Eight Homes
- Approx. 1,260 m<sup>2</sup> (13,563 sqft)
- Approx. 4.5 Acres
- Additional Meadow Land
- No Section 106
- No CIL Liability
- On-site Biodiversity Net Gain
- Excellent Oxfordshire Location



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 18.08.2026







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