

established 200 years

Taylor & Fletcher



Dodds Farm

Field Assarts, Witney, OX29 9NQ

Guide Price £2,000,000





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A rare and exciting opportunity to purchase a small farmstead with secluded gardens, farm buildings and a paddock totalling 6 acres in all. The large 3 bedroom Cotswold stone farmhouse nestles on the edge of the beautiful Hamlet of Field Assarts in the parish of Swinbrook and Asthall. The house requires some modernisation, whilst the four farm buildings offer huge potential to develop to a range of uses (subject to any necessary planning consents).



LOCATION

Field Assarts is a small hamlet approximately one mile from the nearby village of Leafield. Leafield's amenities include a shop and post office, village pub, village hall, restaurant and Churches. There is also a pre-school group, playground and primary school. Field Assarts lies in the middle of the triangle formed by the towns of Witney, Burford and Charlbury, which offer many services and amenities. There is good access to London and Oxford from the mainline station at Charlbury.

DESCRIPTION

The property currently comprises a three bedroom detached house of Cotswold stone elevations under a plain tiled roof and requiring modernisation throughout. It is set in a secluded plot surrounded by open fields and accessed by a private vehicular access lane, which splits to lead down to the barns, which offer huge potential for conversion (subject to planning permission), outbuilding and land amounting to 3 acres of arable and 1.25 acres of grassland, which provides great amenity use to the property affording protection. There is vehicular access to the side of the property leading to a simple detached garage and lean-to.

THE FARMHOUSE

The accommodation is arranged over two floors comprising an entrance porch leading to the Kitchen with a walk-in pantry, utility room, dining room with fireplace, Jack and Jill cloakroom with WC and basin, reception room with fireplace and shutters to the windows and a Snug with fireplace on the ground floor. On the first floor there are three generous double bedrooms all with high ceilings and a separate bathroom.

OUTSIDE

Dodds Farmhouse has mature secluded gardens on all sides and is surrounded by open fields with a single garage and driveway access. There is a separate gated access that leads to the farm

buildings.

Included in the sale are 4 barns/outbuildings, which provide a fantastic opportunity to develop (subject to the necessary planning consents) and some land. In all the property totals 6 acres.

The four barns/outbuildings consist of a Stone barn under an oak framed roof with lean-to with an attached "L" shaped stone barn, a Free standing stone barn, which is currently dilapidated, a 4 bay steel framed Dutch Barn with a rear pole barn beyond, amounting to approximately 4,000sqft.

STATUTORY DESIGNATION

The property lies within the Cotswold National Landscape area.

FIXTURES & FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

GRANTS

The land is registered with the Rural Payments Agency, and any existing schemes will be terminated by the Seller on completion. Any payments up to the date of sale will be retained

DESIGNATIONS

The land is principally Grade 3 Land and lies within the Cotswold National Landscape (formerly AONB).

MINERALS AND SPORTING RIGHTS

We understand that the mineral and sporting rights are to be included in the sale.

RIGHTS OF WAY

We understand and are advised that there are no private or public rights of way which cross the land

WAYLEAVES AND EASEMENTS

The land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise and subject to all outgoings or charges connected with or chargeable whether mentioned or not.

SERVICES

Mains Electricity and Water are connected. The property has oil heating and there is a septic tank for drainage.

LOCAL AUTHORITY - West Oxon

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB (Tel: 01993 861000) www.westoxon.gov.uk

COUNCIL TAX

Council Tax band G. Rate Payable for 2025/ 2026 £4,184.71

TENURE

Freehold with Vacant possession upon completion.

VIEWING

Viewing is strictly via the Sole Agents Tayler & Fletcher and

prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

HEALTH AND SAFETY

When viewing the land with the agent, please ensure you wear appropriate sturdy footwear, as the terrain may be uneven, slippery, or contain hidden hazards. Please also remain vigilant when undertaking the viewing. Please take care when near the old stone buildings, which are NOT to be entered. We do not take any responsibility for unaccompanied viewings.

All viewings are undertaken at the visitor's own risk; please report any identified hazards or incidents to the site host immediately.

AGENTS NOTE

Please note that there was previous planning consent approved (Now Expired) Ref No: 12/1567/P/FP validated 18th October 2012 - Conversion of barns to 3 Holiday Lets.

We consider that this property may attract mixed use status for Stamp Duty Land Tax, but any prospective purchaser must make their own investigations.

We feel that there are good prospects for the use of the barns from equestrian to other uses, such as office use, subject to any necessary consents.

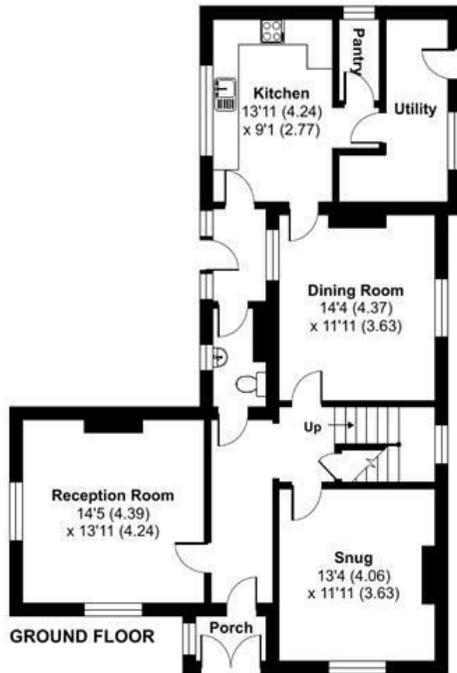
What 3 Words Location

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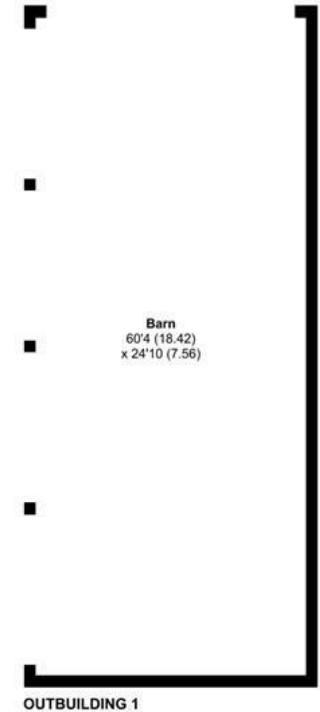
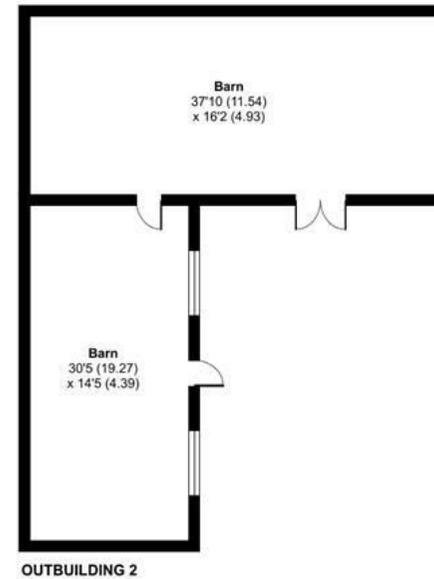
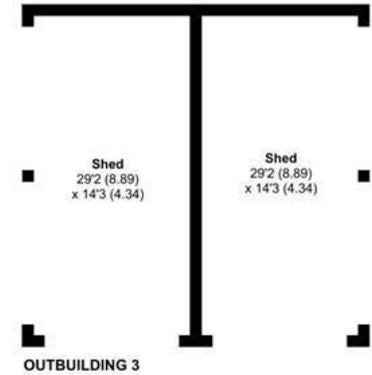
Field Assarts, Witney, OX29

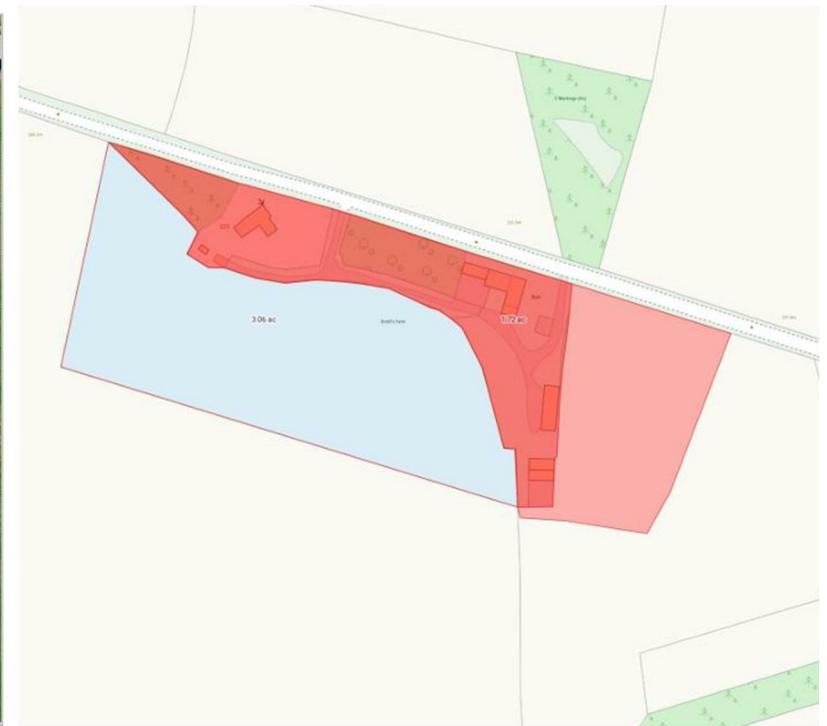
Approximate Area = 1794 sq ft / 166.6 sq m
 Outbuilding(s) = 3443 sq ft / 319.9 sq m
 Total = 5237 sq ft / 486.5 sq m
 For identification only - Not to scale



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Location Map



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		17	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.