

established 200 years

Tayler & Fletcher



Church Enstone, Bicester Road, Oxfordshire Church Enstone OX7 4NN

GUIDE PRICE £60,000

FOR SALE BY PUBLIC AUCTION

Wednesday 30th September 2026 at 6pm precisely

At the Tayler & Fletcher North Cotswold Sale Room, Lansdowne,
Bourton-on-the-Water, Gloucestershire, GL54 2AR

DESCRIPTION

A central village location opposite The Crown Inn public house, extending to half an acre, access is set back off the Bicester Road (B4030) and via a private gateway. Upon accessing the land it is gently sloping away, it has adjoining properties and good road

frontage.

Benefiting from a Cotswold stone field shelter with a sloped roof, in good condition and a foot print of circa 25 square meters. Adjoining this is electrical distribution equipment, which has a surround post and rail fencing and we assume has a right of access.

The land is enclosed grassland with a mix of walling, fencing and hedging. It has previously been used for livestock grazing.

SERVICES

There has been water, but we do not believe the land currently has a water supply. There is no electrical supply, but we are aware of the electrical distribution apparatus present on the land.

VIEWING

Viewing is strictly by appointment only. If you wish to view the land you must register your interest with the agents beforehand.

DIRECTIONS

Upon driving up hill through Church Enstone, from Enstone Village turn left in towards the Crown Inn public house, the access gate is on your left just before the Pub.

What3Words - cakewalk.cemented.tolls

LOCAL AUTHORITY

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

OVERAGE OR CLAW BACK CLAUSES

There shall be NO overage or claw back clauses.

RIGHTS OF WAY

We are unaware of any public or private rights of way over the land, however, prospective purchasers should make their own enquiries in order to satisfy themselves as to this point and prior to the auction.

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 outgoing or charges connected with or chargeable whether mentioned or not.

MINERAL AND SPORTING RIGHTS

We are advised that the mineral and sporting rights such as they might be are included in the sale.

TENURE

Freehold with Vacant possession upon completion.

AUCTION PACK

This will be available from the Vendor's solicitor 14 days before the auction.

PROSPECTIVE PURCHASERS

Parties interested in purchasing the land are advised to register an interest with the agents prior to the auction so that they may be advised of any variations or updates.

ANTI MONEY LAUNDERING

Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the money laundering regulations before the auction commences. This must be a proof of address, Utility bill no older than 3 months or Council Tax bill for the current period, and photographic ID, Driving Licence or Passport.

RESERVE PRICE

Each lot offered for sale may be subject to an undisclosed reserve and the vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve price. The Vendor's also reserve the right to sell or withdraw the land prior to the auction.

DEPOSIT AND COMPLETION

On the fall of the hammer the successful purchaser will be required to sign the contract in the sale room and pay ten per cent deposit by bank transfer the following morning and by prior agreement with the Vendor's solicitors. Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of the purchase monies are due.

ADMINISTRATION FEE

The successful purchaser will be liable for an administration charge of £1,000 plus VAT, payable to Tayler & Fletcher.

DATE AND PLACE OF SALE

Wednesday 30th September 2026 at 6pm precisely, at the Tayler & Fletcher North Cotswold Sale Room, Lansdowne, Bourton-on-the-Water, Gloucestershire, GL54 2AR. The turning to the Sale Room is diagonally opposite the Tayler & Fletcher office signposted Royal British Legion (along the driveway past Bourton Land Rover).



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.