



MANOR FARM

Ratley, Banbury, Warwickshire, OX15 6DS

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Approx. 126.01 Acres (50.99 Hectares) of Land & Farm Buildings

Farm Buildings | Picturesque Location | Productive Land

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS

SUBJECT TO A FARM BUSINESS TENANCY

LOCATION

Access to the motorway network is relatively easy with junctions 11 and 12 of the M40 lying 6.50 and 5.00 miles away respectively. There is a railway station at Banbury, which provides rail links to, Oxford, London and Birmingham.

DESCRIPTION

Manor Farm enjoys a secluded rural position and lies to the south of the village of Ratley, close to the Oxfordshire/Warwickshire border. Local amenities and services are available in Banbury, 6.30 miles to the southeast, or Stratford-upon-Avon, 12.10 miles to the northwest.

The land lies in an attractive valley with productive arable and pastureland. Both lots are subject to a single Farm Business Tenancy until 1st April 2036.

Lot 1 - Approximately 116.76 acres of arable and pastureland along with a small field barn in one of the pasture fields.

Lot 2 - Approximately 9.25 acres which comprises an attractive range of farm buildings, along with 8.60 acres of pastureland. The farm buildings are a mix of modern steel portal frame buildings and traditional stone farm buildings.

TENANCY

The property is let under a single Farm Business Tenancy across both lots dated 19th May 2015, which terminates on 1st April 2036. The current rent is £15,120 per annum.

TENURE & POSSESSION

The Freehold is sold subject to the existing Farm Business Tenancy.

METHOD OF SALE & LOTTING

The property is For Sale by Private Treaty as a whole or in up to two lots.

LOT 1:

Lot 1 comprises a total of approximately 116.76 ac (47.25 ha) of arable and pastureland, along with a field barn. This lot can be seen shaded pink on the plan.

SCHEDULE OF AREAS

	Acres	Hectares
Tracks	2.15	0.87
Pasture	41.00	16.59
Arable	73.61	29.79
Total	116.76	47.25

BUILDINGS

Building	Description	Dimensions			Sqm
Field Barn	Steel frame, corrugated tin clad walls, soil floor and corrugated roof.	9.15	x	4.70	43.01



LOT 2:

Lot 2 comprises a total of approximately 9.25 ac (3.74 ha) of buildings with development potential (STPP). This lot can be seen shaded blue on the plan.

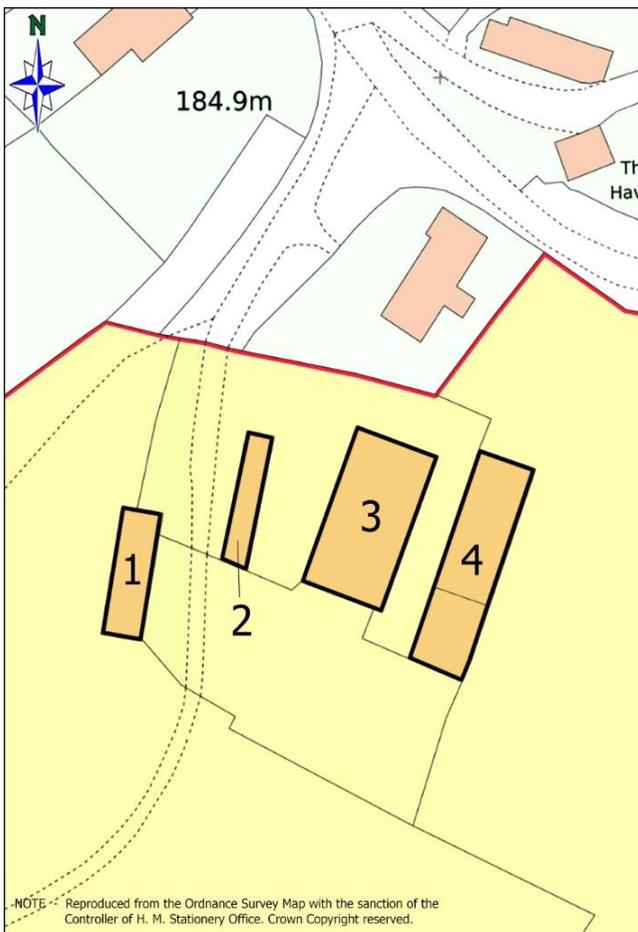
SCHEDULE OF AREAS

	Acres	Hectares
Farmyard	0.65	0.26
Pasture	8.60	3.48
Total	9.25	3.74

BUILDINGS

This lot comprises a range of steel portal frame and traditional stone agricultural buildings which are located in a farmyard. They provide an opportunity for conversion (STPP).

Building	Description	Dimensions			Sqm
1 - Cart Shed	Stone walls, open fronted, soil floor and corrugated tin roof.	14.80	x	6.60	97.68
2 - Stables	Stone construction, soil floor, corrugated roof, stone wall on three elevations, timber clad to front elevation.	17.20	x	4.70	80.84
3 - Cattle Shed	Steel portal frame, concrete breeze block walls, part corrugated tin, part Yorkshire boarding, soil floor, corrugated roof and concrete feed troughs.	23.00	x	11.20	257.60
4 - Stone Barn	Traditional stone barn, soil floor, corrugated tin roof.	30.00	x	9.70	291.00
Total					727.12



BASIC PAYMENT SCHEME

The land has historically been registered for payments under the Basic Payment Scheme and all entitlements relevant to the land will be retained by the vendor and are not available to the purchaser on completion of the sale. The land will be transferred on the RPA system to the purchaser on completion.

SERVICES

Mains water is connected to both lots. If sold separately, Lot 2 will supply Lot 1 with water via a submeter. Electricity is connected to Lot 2.

DEVELOPMENT CLAWBACK

The Vendor reserves the right to receive 30% of any uplift in value if planning permission is granted (payment on the earlier of sale or implementation) for any use other than agricultural, running for a period of 30 years from the date of completion.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all the boundaries and neither the Vendor nor the Vendor's agents will be responsible for defining the boundaries nor their ownership.

ACCESS

Lot 1 is accessed via an access to the north-west from Grange Lane and via an access to the north east via Featherbow Lane. Lot 2 is accessed via an access from the High Street.

WHAT3WORDS SEQUENCE

crackled.impulses.contexts



VIEWING

Viewings are strictly by appointment with Brown&Co.

Please contact:

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

Will Gasson | 01295 220200 | william.gasson@brown-co.com

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered for sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies, and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

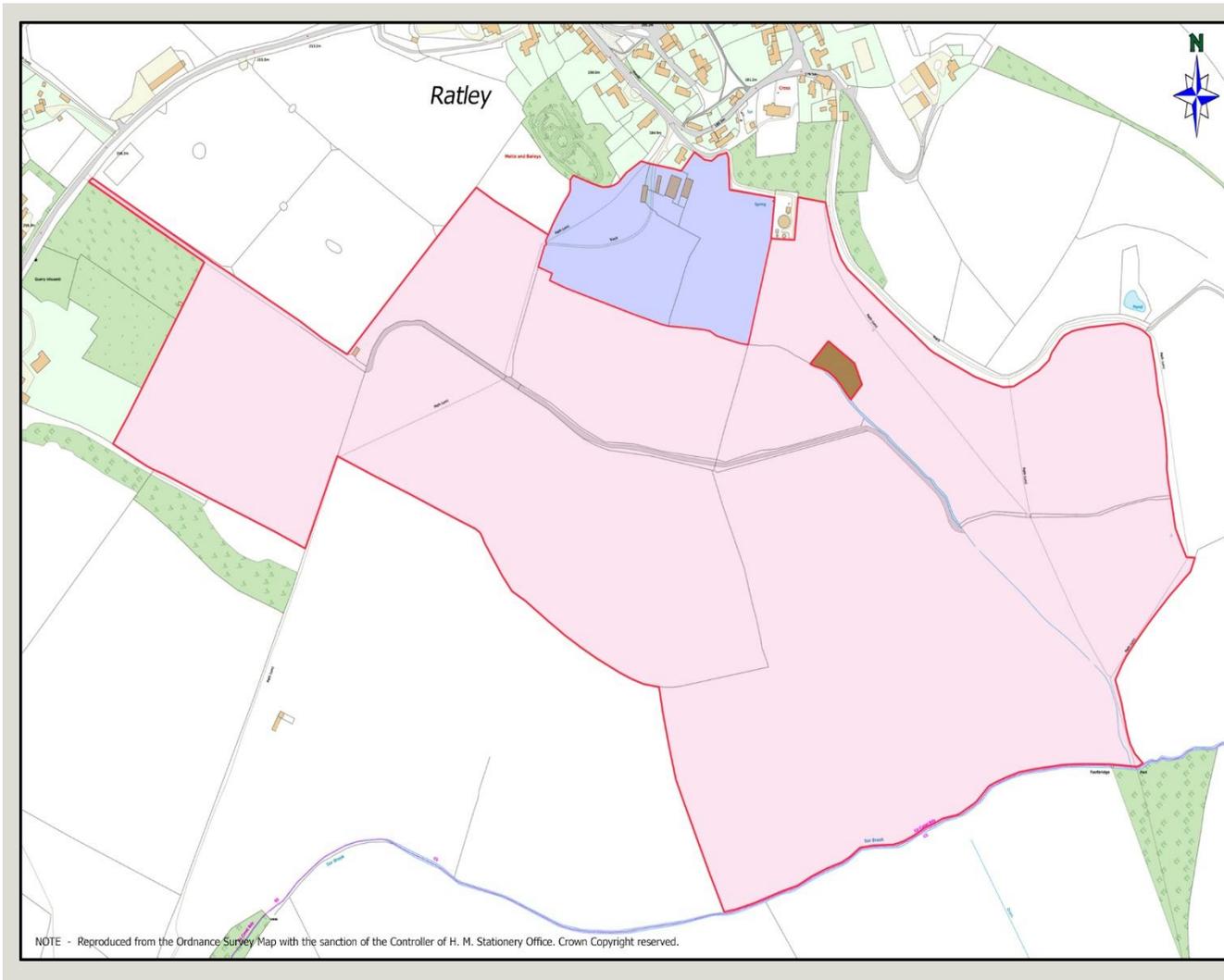
There are various rights over the land to include:

1. There are two footpaths crossing the property.
2. A water company benefits from easements of drainage through the land between the sewerage works and the land shaded brown.
3. There are multiple overhead electricity wires that cross the property.

SPORTING, MINERAL AND TIMBER RIGHTS

Sporting rights, timber rights and only part mineral rights will be included within the Freehold so far as they are owned by the Vendor.





PLANS, AREAS & SCHEDULES

Plans included within these particulars are for identification purposes only and shall not form part of any contract or agreement for sale.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent 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.



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 or 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 Single 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, George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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