



LAND AND BUILDINGS AT MILCOMBE MILL
South Newington, Banbury, Oxfordshire, OX15 4JE

BROWN & CO

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MILCOMBE MILL
South Newington, Banbury, Oxfordshire,
OX15 4JE

Approximately 12.36 Acres (5.00 Hectares)

Development Potential (STPP) | Attractive Setting |
Desirable Location

FOR SALE BY PRIVATE TREATY AS A WHOLE



LOCATION

The property lies south of the A361 (Banbury to Chipping Norton road) adjacent to the village of South Newington. It is located in the county of Oxfordshire in a desirable location being in close proximity to Soho Farmhouse and Chipping Norton.

There are good transport links at Banbury, with access to the M40 motorway (Junction 11) and the train station; both providing easy access to London, Birmingham and Oxford.

DESCRIPTION

Formerly a mill, the property comprises a range of traditional stone buildings and two parcels of permanent pastureland set in a total of 12.36 acres (5.00 hectares).

The land sits on a south facing slope and is bordered by mature hedgerows to the north and east, and the River Swere to the south. It offers a secluded and attractive location adjacent to the desirable village of South Newington with the opportunity for a purchaser to seek consent for conversion of the traditional buildings to residential or holiday let purposes (subject to planning permission).

METHOD OF SALE

For Sale by Private Treaty as a whole.

TENURE & POSSESSION

The Freehold is For Sale with Vacant Possession upon completion.

BUILDINGS

There is a good range of traditional stone buildings at the property, which previously formed the old mill, a residential dwelling and ancillary buildings. Residential use and use as a mill has long since ceased, but the existing buildings have been used for agriculture and they offer some good potential for development (STPP) and contain a range of character features.

Building 1 (9.1m x 5.6m) - A stone building with a pitched corrugated sheet roof and interior character features, including a fire place.

Building 2 (9.8m x 5.0m) - Two stables constructed of stone with a mono-pitched corrugated sheet roof.

Building 3 (8.2m x 6.0m) - A general purpose agricultural building constructed of stone with a mono-pitch roof.

Building 4 (9.4m (max) x 7.9m) - Constructed of stone on three sides and windows to the front elevation with a mono-pitch corrugated sheet roof.

SERVICES

No services are connected to the property.

ACCESS

The property is accessed off the A361 or via The Baulk restricted byway.

VIEWING

Viewings are strictly by appointment with Brown & Co. Please contact:

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

WHAT 3 WORDS LOCATION SEQUENCE

botherly.diverting.hazy

BASIC PAYMENT SCHEME, STEWARDSHIP & SFI

The BPS delinked payments are not included in the sale. There are no Sustainable Farming Incentive Schemes over the land.

FIXTURES & FITTINGS

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

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.

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.

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. The property benefits from a right of way over The Baulk restricted byway.

SPORTING, MINERAL & TIMBER RIGHTS

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

GENERAL REMARKS & STIPULATIONS

These particulars are Subject to Contract.

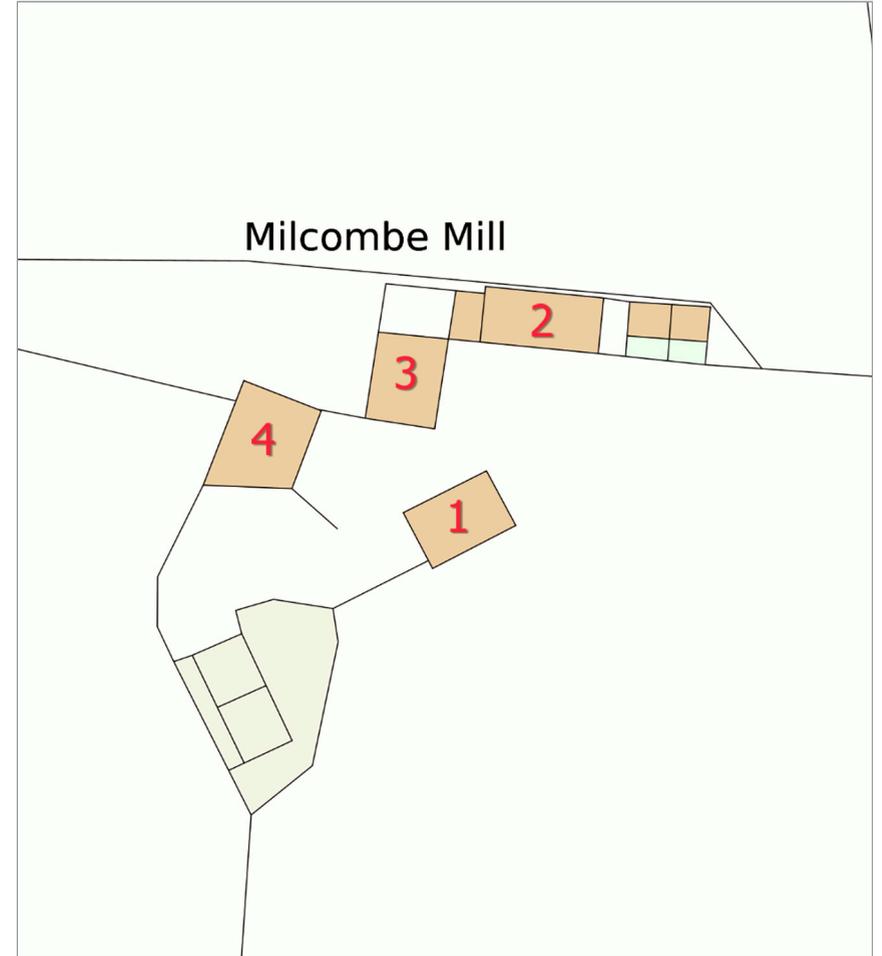
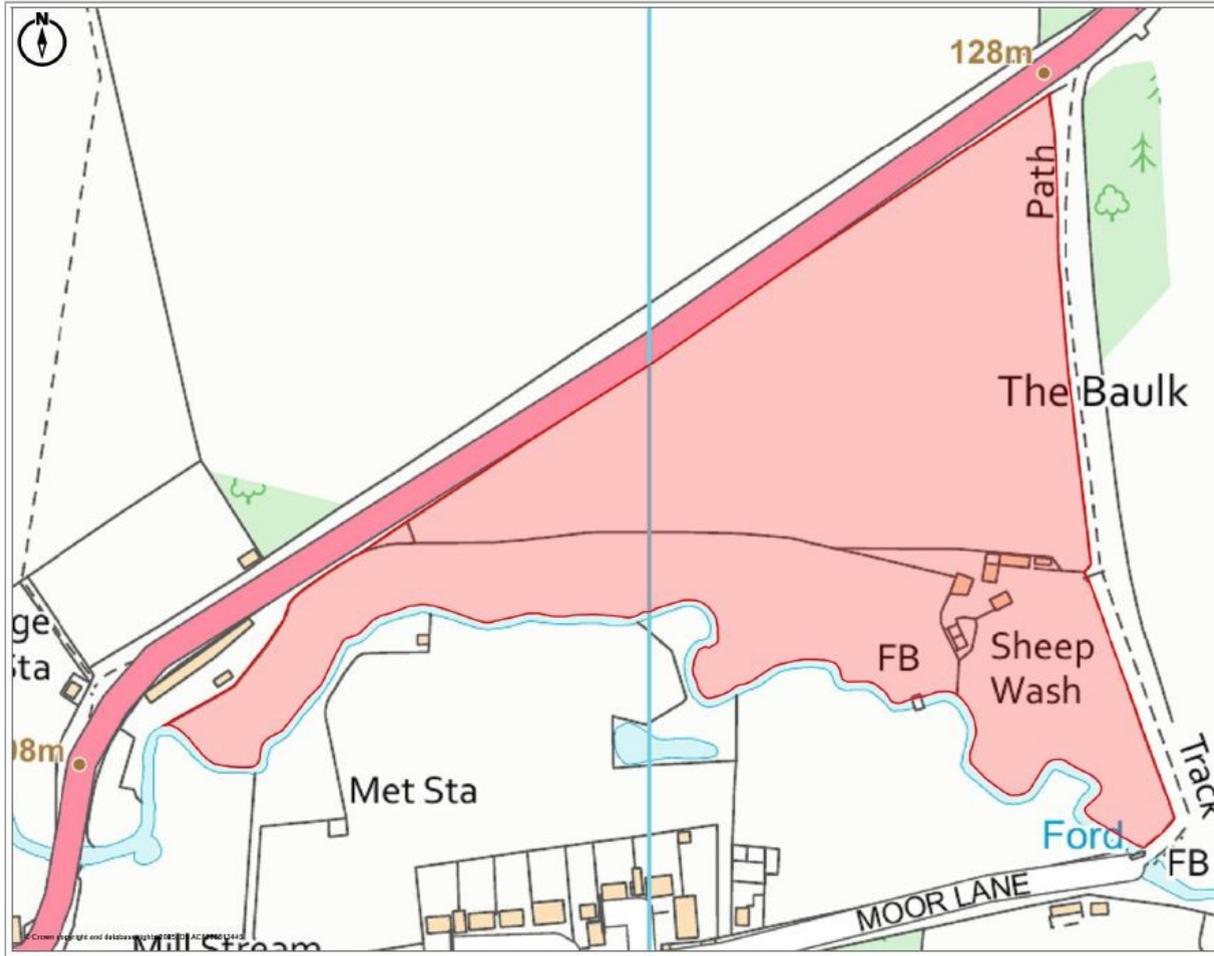
ANTI MONEY LAUNDERING LEGISLATION

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.

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.





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 others 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.

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