

Arable Land and Paddock Land

Shilton, Oxfordshire

ARABLE LAND AND PADDOCK LAND

Near Shilton, Oxfordshire

Approximately 64.86 acres (26.25 hectares)

Arable and Paddock Land | Development Potential (STPP) | Equine Potential (STPP)

FOR SALE AS A WHOLE OR UP TO THREE LOTS BY PRIVATE TREATY



LOCATION

The properties are located around the village of Shilton in the county of Oxfordshire. Shilton is an attractive village located approximately 1.34 miles north west of Carterton, 2.64 miles south east of Burford and 5.82 miles south west of Witney.

Services and amenities are available close by at Carterton and Witney and there is a good road network close by via the A40.

DESCRIPTION

The arable land comprises approximately 48.54 acres of Grade 3 arable land with planning consent for an agricultural building. The land benefits from road frontage and is accessed off Alvescot Road.

The land off Shilton Road comprises approximately 13.88 acres of pasture land and water meadows. The land benefits from road frontage and is accessed off Shilton Road.

The land off Ladburn Lane comprises approximately 2.44 acres of paddock land with development potential (STPP). The land benefits from road frontage and is accessed off Ladburn Lane.

TENURE & POSSESSION

The Freehold is For Sale with Vacant Possession upon completion.

METHOD OF SALE & LOTTING

For Sale by Private Treaty as a whole or in up to three Lots.

LOT 1

This lot lies to the south of Shilton. This lot extends to a total of approximately 48.54 acres (19.64 hectares), and can be seen shaded red on the plan.

LOT 2

This lot lies to the west of Shilton Road. This lot extends to approximately 13.88 acres (5.62 hectares), and can be seen shaded yellow on the plan.

LOT 3

This lot lies to the west of Ladburn Lane. This lot extends to approximately 2.44 acres (0.99 hectares), and can be seen shaded blue on the plan.

PLANNING

Planning has been applied for on the land at Ladburn Lane (Lot 3), but this application was refused. Further details can be found at the West Oxfordshire District Council website.

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.

SERVICES

There are no services connected to the land.

BASIC PAYMENT SCHEME, STEWARDSHIP, SFI & WOODLAND

The BPS delinked payments are not included in the sale. The land benefits from an Environmental Scheme. The property is subject to a felling and planting licence from the Forestry Commission (further details from the selling agent).

DEVELOPMENT CLAWBACK

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

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 is a public right of way which traverses Lot 1.

WHAT 3 WORDS LOCATION SEQUENCE

Lot 1 - ///subsets.grab.stag

Lot 2 - ///dusts.buzzards.powers

Lot3- ///lanes.upstairs.finer

ACCESS

All lots have good access directly off the public highway.

Lot 1 is accessed off Alvescot Road.

Lot 2 is accessed off the B4020.

Lot 3 is accessed off Ladburn Lane.

VIEWING

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

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

Lucy Elcock | 01295 220215 | lucy.elcock@brown-co.com

FIXTURES & FITTINGS

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

LOCAL AUTHORITY

Oxfordshire County Council.

West Oxfordshire District Council.

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.

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.

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.

TRANSFER OF UNDERTAKINGS (PROTECTION OF EMPLOYMENT REGULATIONS)

There are no farm employees to be transferred under the TUPE regulations.

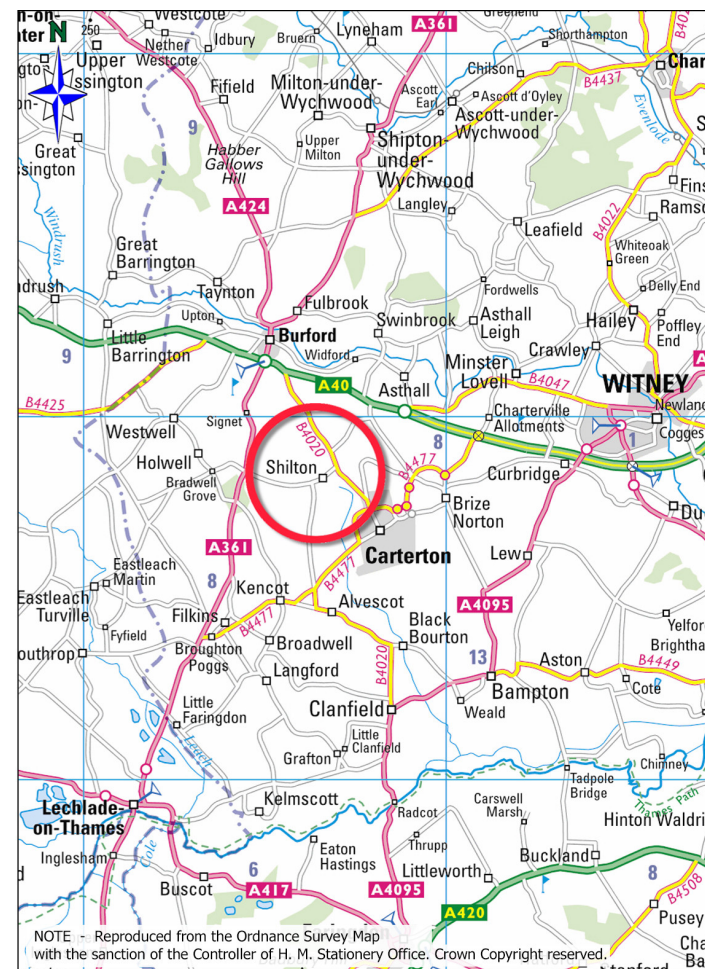
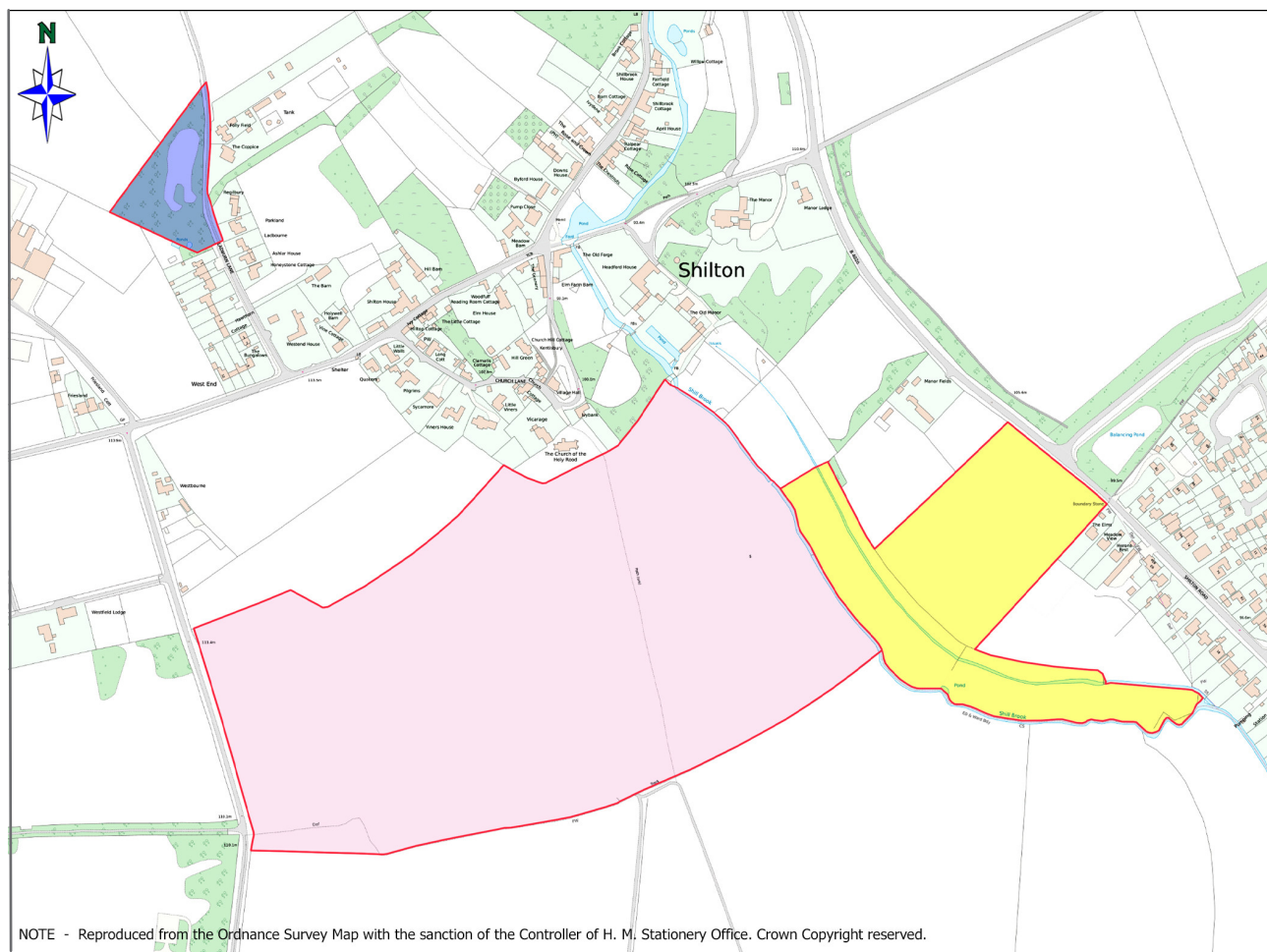
ANTI MONEY LAUNDERING LEGISLATION

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 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- 25th June 2025

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