

# GREENHILL FARM

BLETCHINGDON • OXFORD • OXFORDSHIRE







# GREENHILL FARM

BLETCHINGDON · OXFORD · OX5 3BQ

## *Diversified farm close to Oxford*

7 bedroom Grade II Listed farmhouse and annexe

3/4 bedroom barn conversion (subject to AOC)

Range of farm buildings

Caravan park and camp site

Commercial property and outdoor storage

Fishing lakes

Further development and income generation opportunities (STP)

Arable, pasture and woodland

**About 241.82 acres (97.87 hectares)**

**For sale as a whole or in two lots by private treaty.**



savills

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Your attention is drawn to the Important Notice on the last page of the text





## LOCATION

Greenhill Farm is situated west of the village of Bletchingdon to the north of Oxford. Amenities in the village include a primary school, nursery, sports field, village hall, parish church and public house. The market town of Bicester and city of Oxford provide for more extensive facilities and leisure needs.

Approximate distances and times

### By Road:

- Bletchingdon: 0.9 miles (1.4 km)
- Bicester: 8.8 miles (14.2 km)
- Oxford: 10.6 miles (17.1 km)
- London: 65.4 miles (105 km)

### By Train:

- Oxford Parkway (5.3 miles) to London Marylebone from 55 minutes
- Bicester North (8.7 miles) to London Marylebone from 46 minutes
- Oxford (10.6 miles) to London Paddington from 53 minutes

### By Air:

- London Heathrow 48.8 miles (78.5km)

## DESCRIPTION

### GREENHILL FARM

Extending to about 241.82 acres (97.87 hectares), Greenhill Farm is a diversified farm unit with a Grade II Listed 7 bedroom farmhouse (with a 1 bedroom annexe), 3/4 bedroom barn conversion (subject to an Agricultural Occupancy Condition), an extensive range of farm buildings, leisure park, café, farm shop, beauty salon, art studio, arable, pasture and woodland.

The farming is a mixed enterprise of arable cropping and livestock. A significant income is generated on the farm from the 160 pitch leisure park, ancillary businesses, caravan storage and farm buildings which are currently let as commercial storage units.

Greenhill Farm has been in the ownership of the Vendor's family since 2000. The farm first diversified into a holiday park in 2003 and has since developed a games room, café, beauty salon, art studio and farm shop in the buildings around the farm.

Greenhill Farm is offered for sale as a whole or in two lots by private treaty:

Lot 1: Greenhill Farm extending to about 210.02 acres (85 hectares)

Lot 2: Former quarry extending to about 31.80 acres (12.87 hectares)

APPROXIMATE GROSS INTERNAL AREA:

Main House: 392 sq.m. / 4220 sq.ft.

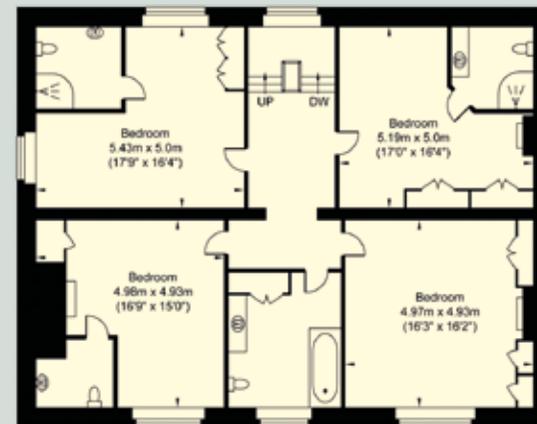
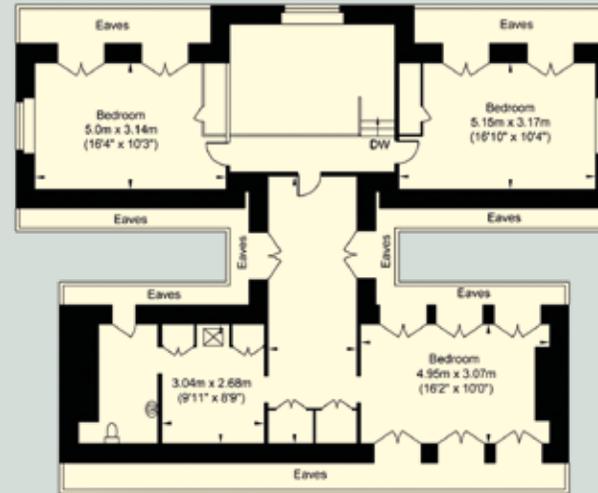
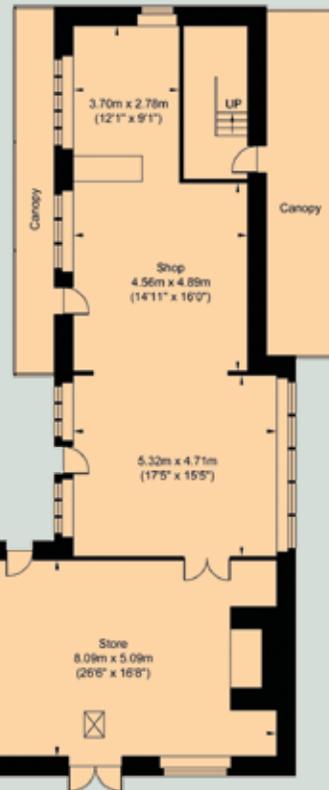
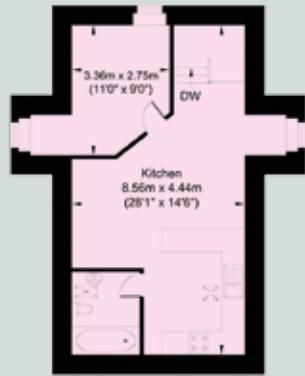
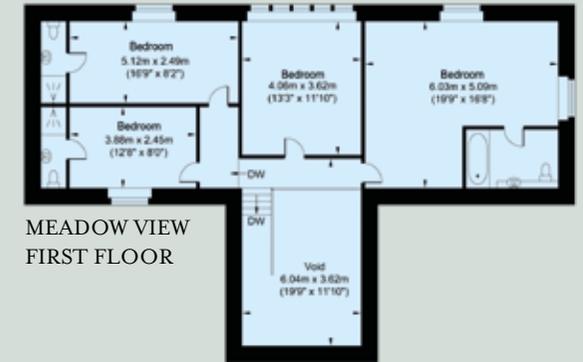
Flat: 41 sq.m. / 436 sq.ft.

Meadow View: 228 sq.m. / 2458 sq.ft.

Shop and Store: 105 sq.m. / 1134 sq.ft.

Total: 766 sq.m. / 8248 sq.ft.

NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY.





## GREENHILL FARMHOUSE

Dating back to the 17th Century, Greenhill Farmhouse is an attractive 7 bedroom farmhouse over three floors. The farmhouse is Grade II Listed and principally limestone with a tiled roof. The farmhouse has period features including exposed brick, chamfered beams and plank doors.

The ground floor comprises the entrance hall, kitchen/ breakfast room, store, sitting room with log burner, dining room, WC and utility room. The cellar can be accessed from the entrance hall.

The first floor has four bedrooms, two with ensuite shower rooms, one with a WC and a family bathroom.

The second floor has three attic bedrooms, a WC and a store room.

The house lends itself to modern living while retaining period features throughout.

The garden is at the back of the property and is principally laid to lawn. To the front there is ample parking for the farmhouse.

Access to the leisure park reception and shop can be taken from the house, through the shop/studio/storage area on the ground floor.

## ANNEXE

Situated above the leisure park reception and shop is a one bed annexe flat which comprises a kitchen with breakfast bar, sitting room, double bedroom and bathroom.

There is a separate access and parking to the flat which is found at the rear of the shop.

A planning condition restricts the occupation of the flat to someone employed at Greenhill Leisure Park.

## MEADOW VIEW

Meadow View, originally a traditional threshing barn, was converted to a dwelling in 2003. Meadow View is subject to a planning restriction and is to be occupied by a person employed at Greenhill Farm, in association with the commercial and/or agricultural use.

The ground floor comprises kitchen/ breakfast room, WC, dining room and living room. The double height entrance hall leads up to the first floor which has three/four bedrooms, three of which have ensuite bathrooms.

There is a private drive and parking with a single car garage to the rear of the dwelling, access to the house can be gained via the walled garden.



MEADOW VIEW



## GREENHILL LEISURE PARK

Greenhill Leisure Park accommodates camping, caravans and motorhomes with an extensive range of facilities and attractions onsite.

Accessed via a tarmac driveway, customers arrive at the site reception and shop to check in before moving on to their pitch via tarmac roadways. There are a range of pitches at the park, some with hardstanding which allows part of the site to be open all year round with the peak season being in between April and September.

The leisure park is licenced for 92 touring caravan pitches, although there are a total of 160 pitches to accommodate for rallies and peak periods. Of the 139 laid out pitches, 12 are full service on hard standing, 36 are on hard standing with electric hook-ups, 57 are on grass with electric hook-ups and 34 are on grass (non-electric). There are 6 pitches on hard standing with electric hook ups to the rear of the farm buildings

and a further 15 unmarked grass (non-electric) pitches. There are also areas designated for tents.

There are three facility blocks located across the park which include, WCs, basins, showers and washing up sinks. Two of the three blocks are disabled and family rooms, along with laundry rooms offering washing machines and tumble dryers.

The leisure park is managed from the site reception and shop which adjoins the farmhouse. A storage room, currently used as a shop / studio, connects the shop to the farmhouse.

There is a playground and games rooms for those staying at the leisure park. The games room is set within a farm barn has a range of games including a pool table, a football table and table tennis tables.

There are a number of commercial properties let to third parties including:

**Café:** Situated close to the site reception and shop, the café is located in a stone building with timber clad and canopy. The café comprises a commercial kitchen, serving area, indoor and outdoor seating areas.

**Beauty salon:** The beauty salon is based in a timber cabin-style building and comprises a reception area and two identical treatment rooms.

**Art studio:** Set within converted farm buildings, the art and photo studios are open plan spaces situated at the heart of the site.

A schedule of the occupiers and the basis on which they occupy their premises can be found in the Data Room.

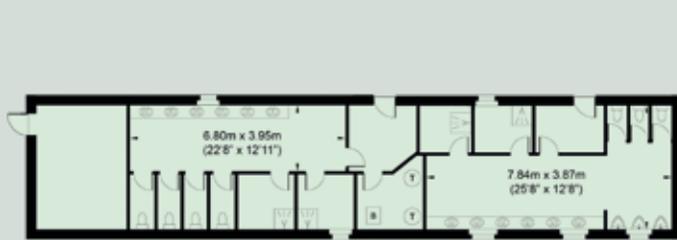




**APPROXIMATE GROSS INTERNAL AREA:**

- Farm Building: 493 sq.m. / 5304 sq.ft.
- Art Studio & Photo Studio: 198 sq.m. / 2131 sq.ft.
- Workshop & Hay Barn: 160 sq.m. / 1722 sq.ft.
- Games Room and Beauty Salon: 124 sq.m. / 1337 sq.ft.
- Toilet / Shower Block & Cafe: 132 sq.m. / 1425 sq.ft.
- Total: 1107 sq.m. / 11,916 sq.ft.

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Toilet and Shower Block



Cafe

**FARM BUILDINGS AND YARDS**

The farm buildings comprise a mixture of modern style farm buildings, set around a series of yards. The buildings have been utilised in relation to the farm and leisure park business, as well as for the storage by a mixture of occupiers. Secure yards / compounds provides outdoor storage for caravans for third parties.

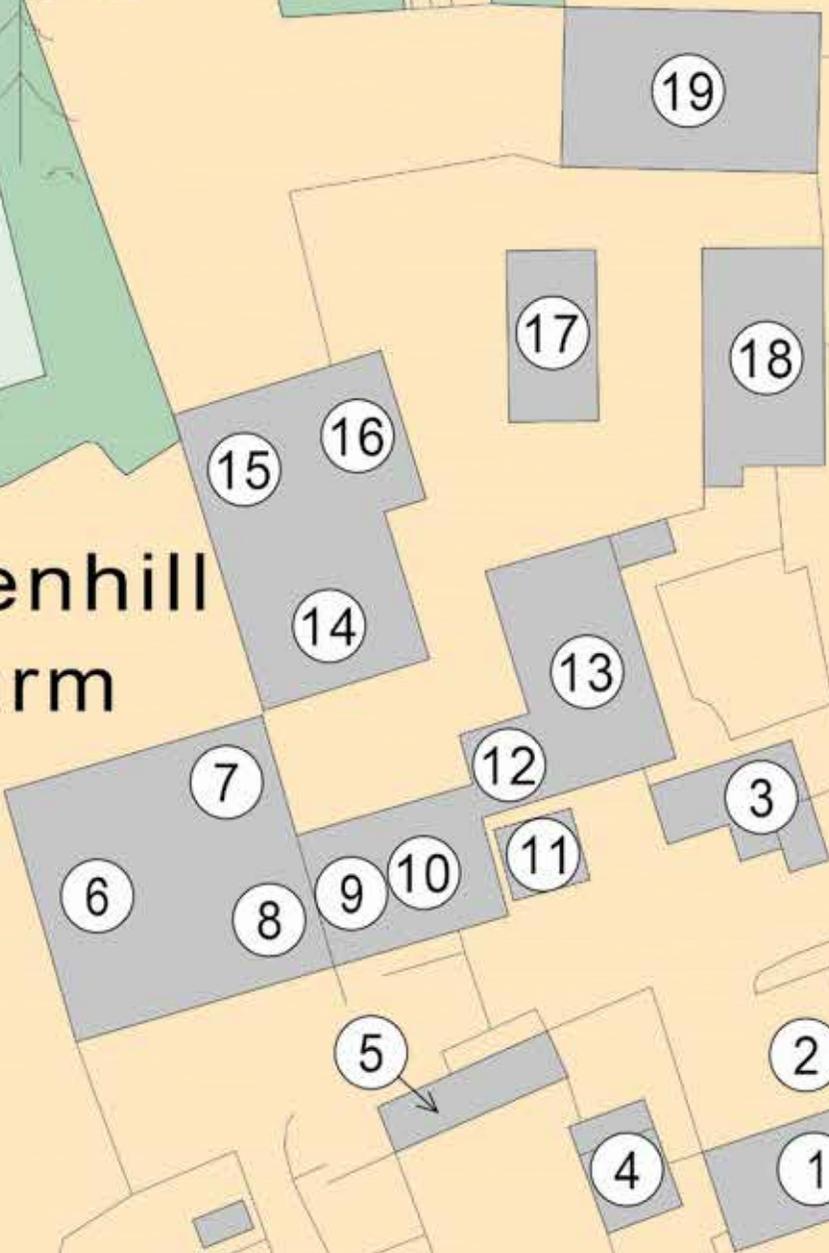
The farm buildings offer scope for development, either to generate further income or to develop for other leisure, commercial or residential uses, subject to securing the necessary planning consent.

The buildings include:

1	Farmhouse	See floorplan for measurements.
2	Leisure Park Reception and Shop	See floorplan for measurements.
3	Meadow View	See floorplan for measurements.
4	Café	See floorplan for measurements.
5	Toilets and Showers	See floorplan for measurements.
6	General Purpose Store	A 6 bay concrete portal frame building with a concrete floor, concrete block walls and fibre cement roof and cladding. See floorplan for measurements.
7	Workshop	A 2 bay steel portal frame building with a concrete floor, external concrete block walls and fibre cement roof and cladding. See floorplan for measurements.
8	Art Studio	See floorplan for measurements.
9	Photo Studio	See floorplan for measurements.
10	Games Room	See floorplan for measurements.
11	Beauty Salon	See floorplan for measurements.
12	General Purpose Store	A 2 bay steel portal frame building with a concrete floor and profile tin roof and cladding. Measures about 7.25m x 8m.
13	Storage Unit 1d	A 5 bay concrete portal frame building with concrete floor, part concrete block walls, part timber clad and a fibre cement roof. Measures about 13.5m x 22.5m.
14	Cattle Yard	A 4 bay steel portal frame covered cattle yard with concrete floor, part concrete block walls, part railway sleeper walls, Yorkshire board cladding, and a fibre cement roof. Measures about 12.5m x 18m.
15	Cattle Yard	A 5 bay steel portal frame building (lean-to to above) with a concrete floor, part concrete block walls, part railway sleeper walls, fibre cement cladding, a profile tin roof and feed barriers to the front. Measures about 12.5m x 18m.
16	Handling Area	A steel portal frame lean-to with concrete floor, profile tin roof and cladding. Measures about 16m x 4.75m.
17	Storage Unit 2	A 4 bay steel lattice frame building with a concrete floor, part concrete block, part Cotswold stone walls and fibre cement roof. Measures about 8m x 16.75m.
18	Storage Unit 3	A 5 bay concrete portal frame building with a concrete floor, part concrete block walls and fibre cement roof and cladding. Measures about 13m x 22.5m.
19	Storage Unit 4	A 6 bay concrete portal frame (with part steel portal frame extension) building with a concrete floor, part concrete block walls, part profile tin clad, part Yorkshire board clad, part fibre cement clad and a fibre cement roof. Measures about 16m x 27m.



# Greenhill Farm



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MCL: 26922: GREENHILL FARM BLOCK2 Date: 07/11/2019  
The Cartographic & Design Team, Wessex House, Wimborne, Dorset. BH21 1PB  
Tel: (01202) 356800





## THE LAND

Extending to about 241.82 acres (97.87 hectares), the farm's land use is broken into:

- Arable: 85.03 acres (34.41 hectares)
- Pasture: 77.69 acres (31.44 hectares)
- Woodland and scrub: 62.51 acres (25.3 hectares)
- Miscellaneous areas including buildings, leisure park, tracks and other areas: 11.98 acres (4.84 hectares)
- Water (lakes and river): 4.61 acres (1.86 hectares)

The land lies in within a ring fence. In recent years, the arable land has been farmed in an arable rotation under a contract farming agreement, whilst the pasture has been farmed in hand.

The grassland is fenced for cattle and the majority of field benefit from mains fed water troughs. Most fields are bordered by mature hedges.

At the western end of the farm is Lot 2, a former quarry that has been

worked and restored to agriculture together with areas of woodland and scrub. There is a World War II Pillbox overlooking the River Cherwell.

There are also three fishing lakes and further ponds, extending to about 4.37 acres (1.768 hectares). The largest of the lakes is around 2.56 acres and is stocked with Carp along with a mixture of Bream, Tench and Roach. The farm borders the River Cherwell and Oxford Canal on which single bank fishing rights are held.

The Vendor's family have planted large areas of woodland over the last 20 years and in doing so have enhanced the amenity and setting of the farm. New plantings have been predominately with deciduous species including Oak, Alder, Rowen and Cherry, whilst more established woods like Spring Wood features Scots Pine, Western Hemlock and Oak, and Busby's Spinney Willow and Ash.

A small shoot has been run over the farm utilising the rolling topography of the farm and woodland, together with strategically placed game cover.

## GENERAL REMARKS AND STIPULATIONS

### Tenure and Possession

The freehold of the property is offered for sale subject to existing tenancies detailed in the Data Room.

### Data Room

There is a Data Room containing further information on the property. Contact the Vendor's agent for access.

### Basic Payment Scheme

Where the BPS has been claimed the Vendor will retain the 2019 payment. The Vendor intends for entitlements will be transferred to the buyer on completion. The Purchaser will be obliged to abide by the rules of this scheme and indemnify the claimant for any breaches.

### Woodland Schemes

Much of the woodland on the farm has been planted under various Forestry Commission grant schemes over the years. No further management payments are expected.

### Soils

According to the Soil Survey of England and Wales, the majority of the farm lies over Wickham 2 and Badsey 1 soils. Wickham 2 soils are fine loamy over clayey, fine silty over clayey and clayey soils and Badsey 1 soils are known to be fine loamy soils over limestone gravel. The soils are classified as being Grade 3/4.

### Cropping

Cropping records are available in the Data Room.

### Ingoing Tenant Right

The Purchaser(s) shall, in addition to the purchase price, take over and pay for the following items of tenant right:

- Hay and straw, if any, at market value;
- Growing crops and other tillages, post harvest sprays and other acts of husbandry to include costs of all cultivations, chemicals and fertilizers at cost or in accordance with CAAV costings (whichever is greater);
- Enhancement will be charged on all crops at a rate of £20 per acre per month from sowing date to completion;
- Grass leys at face value or cost (whichever is greater);
- Consumables and all other stores including feed stuffs, seed, fertilizers and fuel, including domestic oil at cost;
- RMVs and UMs will be charged at £20 per acre.

Ingoing Tenant Right values to be agreed and paid on the date of completion. VAT will be payable where applicable.

### Holdover

Holdover may be required for growing crops and the storage of crops / machinery in certain buildings.

### Employees

Under the Transfer of Undertakings (Protection of Employment) Regulations (TUPE), a number of employees will be transferred to the Purchaser. Further details available from the Vendor's agents.

### Town and Country Planning

Interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities relating to Greenhill Farm, and any part of it, direct to Cherwell District Council.

The farm is situated within the Oxford Green Belt.

A list of planning permissions that the farm benefits from are detailed in the Data Room.

### Local Authorities

Cherwell District Council – Tel: 01295 227073

Oxfordshire County Council – Tel: 01865 792422

### Designations

Greenhill Farmhouse and Annexe are Grade II Listed (Listing ID 1219927).

The whole property falls within a Nitrate Vulnerable Zone (NVZ).

### Wayleaves, Easements & Rights of Way

The property is sold subject to and with benefit of all rights, including rights of way, whether public or private, light, support drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to in the Conditions of Sale or not.

There is a footpath that crosses the farm as shown on the plan.

### Council Tax

**Greenhill Farmhouse** – Band F (2019/2020 £2,686.78)

**Meadow View** – Band G (2019/2020 £3,100.13)

### Services

**Greenhill Farmhouse** – Mains water and electric. Private drainage. Oil central heating

**Meadow View** – Mains water and electric. Private drainage. Oil central heating

**Annexe** – Mains water and electric. Private drainage. Oil central heating (Savills have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.)

### EPC

Greenhill Farmhouse and Annex – exempt (Grade II Listed)

Meadow View – D

### Fixtures and Fittings

Items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded from the sale, although some may be available by separate negotiation.

### Minerals

The minerals rights are not owned by the Vendors and therefore not included in the sale. The right to work the mines and minerals remains with the farm and is included in the sale.

### Sporting and fishing rights

It is understood that the sporting rights are included in the sale of the land

### VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property or any part of it, or any right attached to it becoming a chargeable event for purposes of VAT, such tax would be payable in addition to the purchase price.

### Method of sale

The Property is to be sold as a whole or in two lots by private treaty

### Solicitor

Freeths

5000 Oxford Business Park South

Tel: 01865 781 000

Attn. Sarah Duffy



///herring.blazers.swatting

what3words gives every 3m x 3m square in the world a unique 3 word address. This one describes the precise entrance to Greenhill Farm.

### Health and Safety

Given the potential hazards of a working farm, we would ask you be as vigilant as possible when visiting the farm for your own personal safety, in particular around the farm buildings, machinery, moving vehicles, uneven ground and livestock.

### Directions

From Oxford take the Botley Road/ A420 out of Oxford, at the traffic lights turn right and stay on the A420. At the roundabout take the third exit onto the A34, continue on the A34 for 6.4 miles. Take the exit for B4027 signed for Bletchingdon, continue for about 2.6 miles and Greenhill Farm is located on the left.

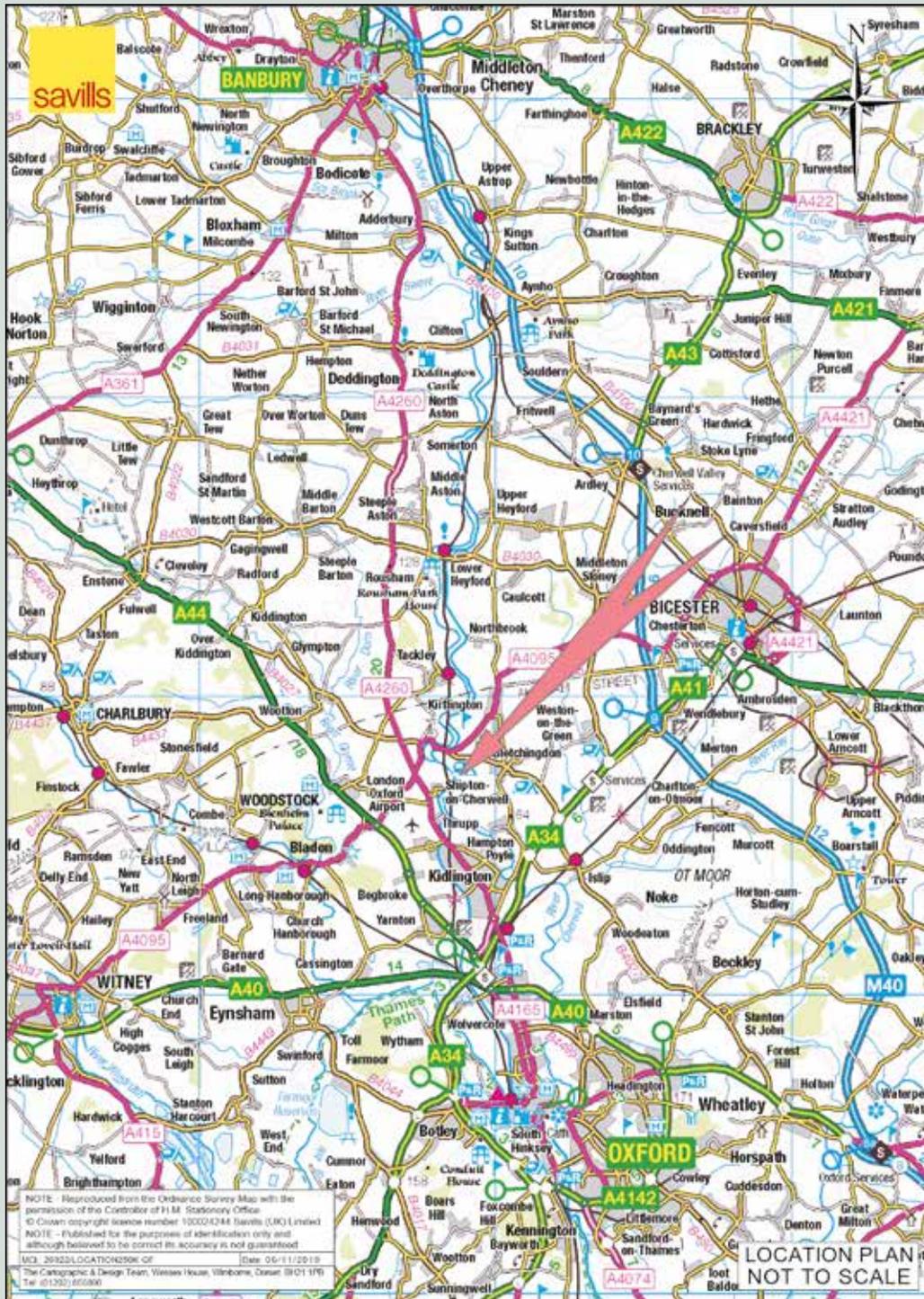
### Post Code

OX5 3BQ

### Viewing

Strictly by appointment with Savills.

Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

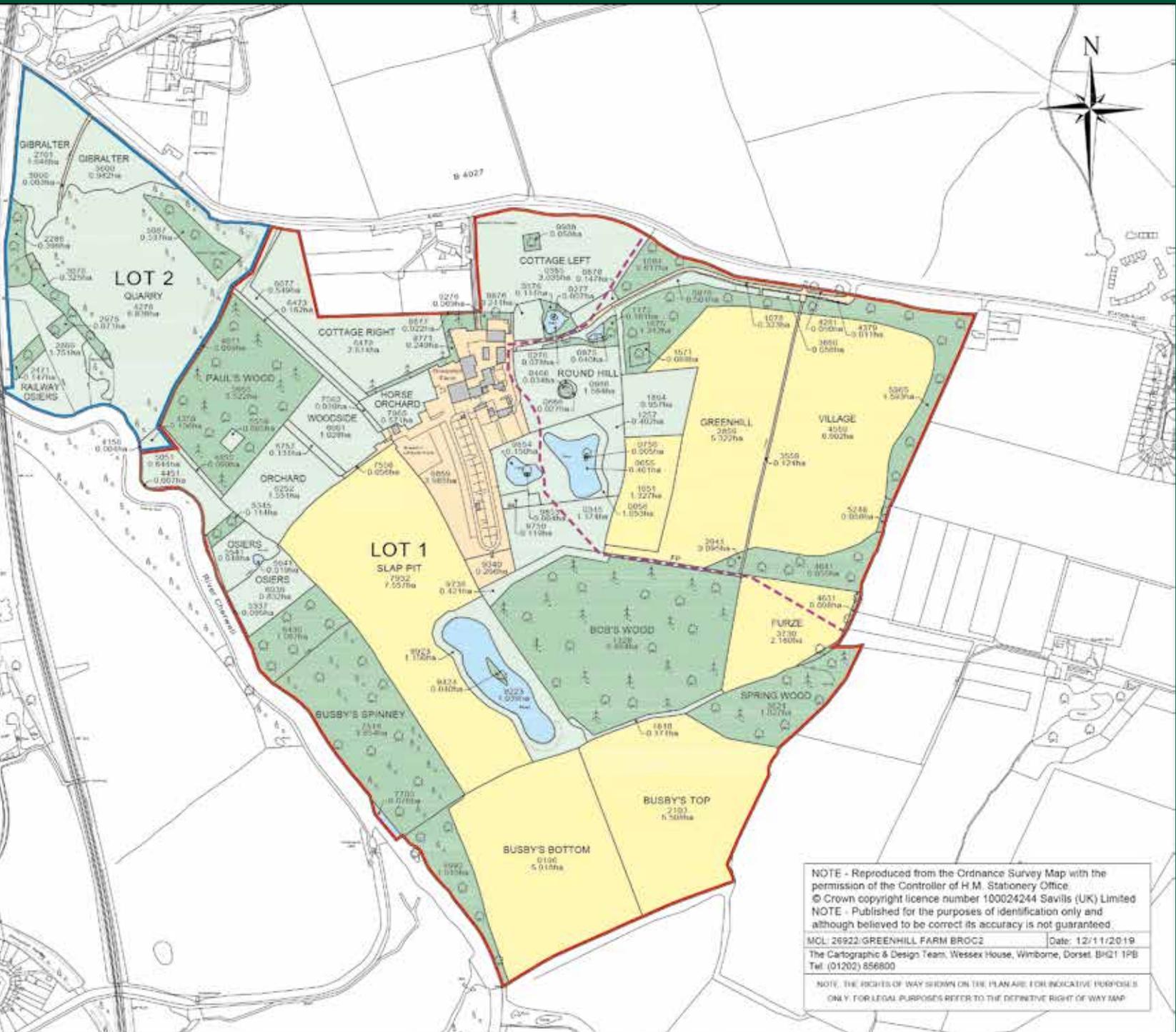


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Particulars prepared – November 2019. Photographs taken – May 2018 and November 2019.



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Shipton on Cherwell

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