

COMMON FARM

SWALCLIFFE, OXFORDSHIRE



savills



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Approximate distances/times: Banbury 8 miles (London Marylebone 56 mins),
Chipping Norton 10 miles, M40 (J11) 9 miles, Oxford 25 miles

Rare opportunity off the beaten track

Mobile home with two bedrooms, bathroom, sitting room, kitchen, conservatory and utility room

Separate one bedroom annexe/office with shower room

Workshop

Garaging and range of redundant farm buildings and stores

Gardens

Woodland

Scope to re-develop for a single country residence subject to the relevant consents
(preliminary architect drawings available)

In all about 2 acres

Available as a whole or in 2 lots

For sale by Informal Tender

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, centered within a yellow square.

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



SITUATION

- Swalcliffe is a small, attractive conservation village situated in rolling north Oxfordshire countryside close to the border of south Warwickshire.
- The village is principally made up of period ironstone houses and cottages with the church of “St Peter & St Paul”, a refurbished village hall, a magnificent Grade I listed Tithe Barn (now a museum), a popular traditional inn dating from 16th century, serving food, and a woodland play and picnic area.
- A village store and post office are close by in Sibford Ferris, or the nearby villages of Bloxham or Hook Norton. Hook Norton is particularly well served with a small supermarket, post office, several pubs, famous local brewery, doctor and dental surgeries, primary school, library and vets.
- More extensive facilities can be found at Banbury, Chipping Norton, Shipston-on-Stour, Stratford-upon-Avon and Oxford.
- Fast line train service from Banbury (8 miles) to London (Marylebone from 56 minutes) and to Birmingham and the North. In addition are trains from Charlbury (13 miles) to London/ Paddington from 75 minutes.
- Connection to the M40 motorway at Junction 11 (Banbury) is 8 miles away.
- Local schools – Primary Schools at Hook Norton and Sibford Gower C of E. Preparatory schools at Kitebrook and The Croft (Stratford). Senior schools at Chipping Norton and Bloxham, for which places are much in demand and private education in the area includes: Bloxham (co-ed) Tudor Hall (girls) Sibford (co-ed) and St Johns Prep (Banbury).
- Cultural and sporting activities in the area include golf at Tadmarton Heath, Rye Hill (Milcombe), Chipping Norton and Brailes; indoor sports complex at Banbury; theatres at Chipping Norton, Stratford-upon-Avon and Oxford; horse racing at Cheltenham, Stratford-upon-Avon and Warwick; cinema in Banbury; access to numerous public footpaths and bridleways to neighbouring villages. Full equestrian livery service available in the village and Swalcliffe Park Equestrian BE cross country course located on the edge of the village; Soho Farmhouse private members club at Great Tew; Daylesford Organic Farm shop and Spa at Daylesford.

DESCRIPTION

- Common Farm is situated in an enviable rural position enjoying a real feeling of space and privacy, being set within open farmland and bordering Swalcliffe Common.





• The current property comprises:-

Lot 1 - a mobile home with separate annexe, gardens to the front and ample parking.

Lot 2 - extensive redundant farm buildings, stores, concrete yards, a belt of woodland and former quarry to the west.

• The property has previously been run as a pig farm by the current owners, but farming ceased in 2004.

• Whilst the property's original use is now redundant, the footprint and setting now offers the incoming buyer tremendous scope for re-development to create a single country residence. This would certainly enable the new property to take full advantage of its enviable rural position.

• The proposed replacement dwelling will be centrally set within its domestic curtilage with scope to create garaging, outbuildings and grazing, if required. The amount of land being sold with accommodation represents about 2 acres, however the domestic curtilage is currently restricted to the area immediately around the current dwelling.

• Architect drawings and a pre-application report for a replacement dwelling were submitted to Cherwell District Council in June 2018. Copies available from the selling agents.

• A Lawful Development Certificate for an existing use or operation or activity including those in breach of a planning condition was granted 17th January 2019.

DIRECTIONS: (OX15 5EX)

From Banbury, take the B4035 Shipston On Stour road. Pass through the villages of Broughton, and Lower Tadmarton. After passing through Tadmarton take the left turn signposted Tadmarton Heath and Wigginton. Follow this road for approximately 2 miles, passing Tadmarton Heath Golf Club on your left and take a right turn towards Sibfords' and proceed for a further 1.5 miles until reaching Swalcliffe Grange (you will have passed a barn conversion on the left en route and fields on either side. Just before Swalcliffe Grange, after

a row of trees on your left, a left turning with a small sign to 'Common Farm' takes you onto a track between stables on the left and access to Swalcliffe Grange on your right. Follow this track without deviating, and on reaching a large hay barn on the right, turn right and then bear immediately left aiming for the opening between the trees and this leads you to Common Farm.

SERVICES

Mains water and electricity are connected. Private drainage. Broadband connected. Telephone line connected, possibility of further lines.

LOCAL AUTHORITIES

Cherwell District Council, Tel: 01295 252535

COUNCIL TAX

Band A

TENURE

FREEHOLD

METHOD OF SALE

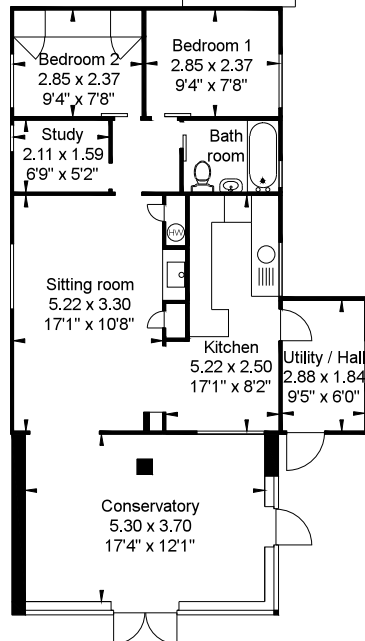
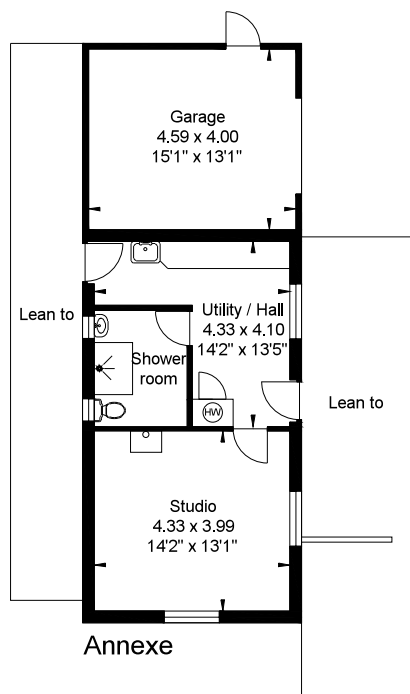
The property is offered for sale by Informal Tender. All offers are to be received in writing. A sales letter is available upon request.

RIGHTS OF WAY AND EASEMENTS

The property enjoys a right of way from the adopted highway to the north along a farm track/bridleway to the property. Please contact the selling agents for more information. The property is to be sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist, whether they are specifically mentioned in these particulars or not.

VIEWINGS

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



Dwelling

COMMON FARM

Approximate Gross Internal Area:

Dwelling: 80 sq m (861 sq ft)

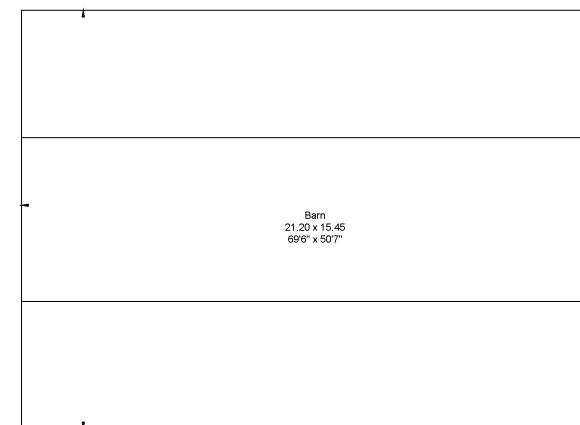
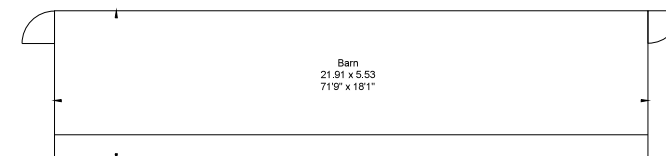
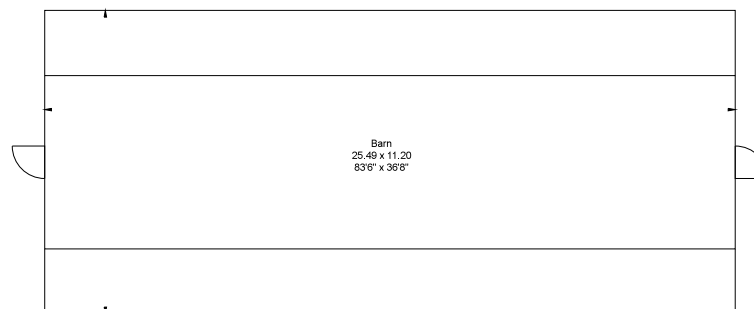
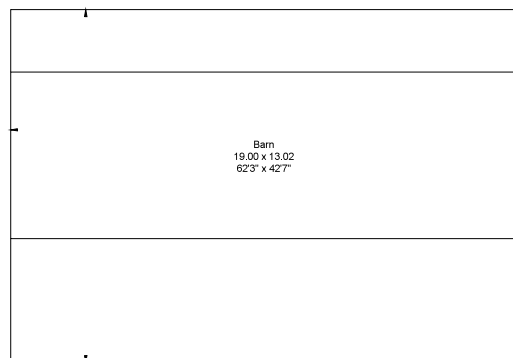
Annexe: 55 sq m (592 sq ft)

Garage: 28 sq m (301 sq ft)

Farm Buildings: 982 sq m (10,570 sq ft)

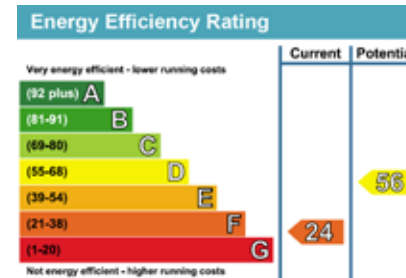
Total: 1,145 sq m (12,324 sq ft)

For identification only. Not to scale



Farm Buildings

Not shown in
actual location /
orientation



Important Notice: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 19/08/29 CS Kingfisher Print and Design Ltd. 01803 867087.



Lot 2

Lot 1

Track

Silo

Common Farm

Swalcliffe Common

Quarry
(disused)

Quarry
(dis)

0m 25m 50m 75m
Path (um)

PLAN 1:1250 SCALE
NOTE - Reproduced from the
Ordnance Survey Map with the
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