

Land at Milcombe, Banbury, Oxon OX15 4RJ



# Land at Milcombe

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For Sale £750,000

Banbury 5 miles, Chipping Norton 8 miles

A Block of Productive Grade II Arable Land Lying in the Oxfordshire Cotswolds.

29.749 hectares (73.51 acres).

The land lies between Banbury and Chipping Norton in attractive countryside and adjoins the A361 as well as the village of Milcombe.

## DESCRIPTION

The farmland lies in a single block of 4 fields with good hedge boundaries.

Access to the fields is provided from a number of gates directly onto the highway as well as the initial part of the private drive to Hollies Barn.

## TENURE

At present the farm is let on a Farm Business Tenancy and has been well farmed. Due to the sale, notice has been served to terminate



the agreement as at 30th September 2021 and provide vacant possession.

Completion of any sale can be as at September or earlier if required by a purchaser.

## RIGHTS OF WAY AND EASEMENTS

A footpath (Bloxham 136/8/10) crosses the property from the A361 to Milcombe to the rear of The Hollies.

In addition there are T poles carrying electricity east west across the property.



## ENTITLEMENTS

There are 68.66 BPS entitlements currently available with the property and will be transferred to the purchaser following completion subject to any statutory deductions. The 2021 BPS payment will be retained by the existing tenant.

## ENVIRONMENTAL SCHEMES

The property is not in any current environmental scheme.

## PLANNING

The land falls within the Cherwell District Council area and is subject to the current Cherwell Local Plan 2011-2031 as well as the Bloxham Neighbourhood Plan 2015 to 2031.

## OVERAGE

The current owners have received interest recently from developers with a view to taking options on the land for residential development.

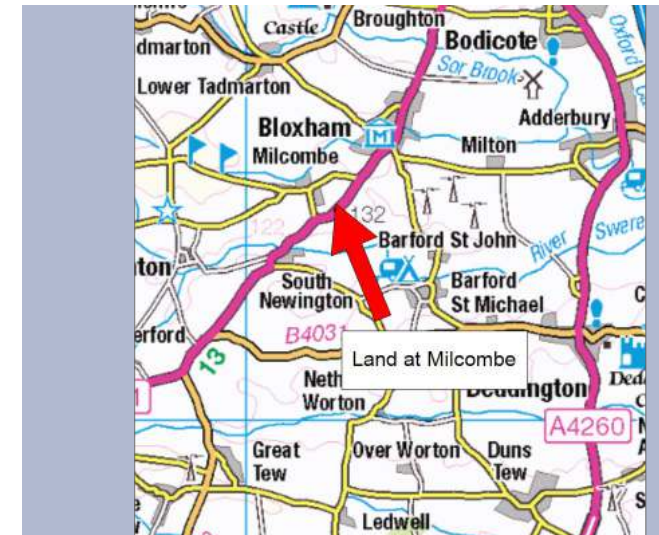
The owners intend to sell the property subject to an Overage Clause retaining 35% of any potential future uplift in value due to development on the property.

## MINERALS

Under a previous sale, the minerals rights on part only of the property were retained by a third party. More details are available from the selling agents.

## SALE METHOD

The property will be sold as a whole by private treaty. For further information please contact Andrew Brown at our Faringdon Office. 01367 242422.



## DIRECTIONS

From the roundabout at the A361/A42 interchange at Chipping Norton take A361 Banbury Road east towards Bloxham and Banbury.

After approximately 6 miles turn left into Milcombe Village and the land will be found on the right hand side of the road. A Marriotts Property LLP Sale Board will identify the property.

## VIEWINGS

Viewings by appointment only with the agents.

REF: AJB



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