

UPPER WHITLEY FARM

CUMNOR • OXFORD • OX2 9QQ



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UPPER WHITLEY FARM

LEYS ROAD • CUMNOR • OXFORD • OX2 9QQ

Rare opportunity in rural position

Central Oxford – 6 miles

Central London - 65 miles

(Distances are approximate)

- Rare opportunity to build
- About 3,723 sq. ft. of space following conversion
- Sought after rural location
- Grassland and woodland
- About 113.95 acres
- For sale as a whole or in 2 Lots

Situation

Upper Whitley is located at the end of a no through lane on the outskirts of Cumnor, an attractive and thriving village situated five miles to the southwest of Oxford. The village has a number of attractive period houses, thatched cottages, a fine Parish Church of St Michael's, a well regarded primary school, post office/general stores, newsagents and butchers as well as two public houses with restaurants. There is an excellent choice of schools in Oxford and Abingdon.

Cumnor is a particularly sought after village, set in rolling countryside, yet only six miles from Oxford city centre and train station (London Paddington just under an hour).

Communications are excellent, with the A420 at Cumnor and the A34 leading to both the M4 and M40 motorways, thus providing access to London, Heathrow, the Midlands and the West.



Description

Lot 1

About 13.74 acres (5.56 hectares)

The barn at Upper Whitley represents a rare opportunity to build a modern home in a delightfully rural yet accessible location.

Planning has been granted for a spacious four bedroom house, see planning permission reference CP15/V2009/PAR – Vale of White Horse District Council. The proposed dwelling extends to just over 3,723 sq.ft. over two floors and comprises a sympathetic build with extensive glazing to take advantage of the views, a natural slate roof and timber cladding that will fade to a natural finish over time.

The property has a number of further traditional and more modern farm buildings, including a brick traditional farm building adjacent to the proposed conversion. The more modern buildings provide an extensive footprint of stabling and livestock buildings.

LOT 1



Existing Farm Buildings

Approx. measurements

1. Barn for conversion	24.50m x 7.55m.	Fibre cement roof, steel frame, part block wall part fibre cement cladding, concrete base. Currently subdivided into stables. Together with two small lean to's being 6.20m x 7.55m and 6.25m x 4.30m
2. Lean-to	N/A	BPMS roof, part concrete floor – to be removed as part of the planning permission.
3. Stables	N/A	To be removed as part of the planning permission.
4. Traditional farm building	11.48m x 4.85m.	Tiled roof with brick walls and concrete floor. Currently subdivided into stables.
5. Stables	24.34m x 9.91m.	Fibre cement roof, steel frame, block walling with interior stable partitions. Currently fitted with 16 loose boxes.
6. Small traditional farm building	6.10m x 4.40m.	BPMS roof, wooden walls frame and part stone wall.
7. Livestock shed	20.07m x 7.02m.	Fibre cement roof, steel frame, part block walling, part galvanised clad walls, concrete floor.
8. Traditional farm building	8.70m x 6.00m.	BPMS roof, cruck wooden frame (poor condition supported by block walling), some wooden cladding.
9. Stables	14.90m x 3.74m.	BPMS roof, block walling with traditional stone walling to rear, concrete floor. Currently five stables.
10. Livestock shed	30.00m x 18.50m	Part BPMS, part fibre cement roof, steel frame, part CGI and part block walling, part concrete floor.

LOT 1



LOT 2



To the front of the property is a useful paddock which runs away from the proposed house and provides views over Farmoor Reservoir, well known for its sailing, fishing and birdlife. A further feature of the property is Whitley Brake, a delightful covert which has a variety of deciduous trees in particular a mature stand of Ash as well as a rookery and an abundance of wildlife.

Lot 2

About 100.21 acres (40.56 hectares)

Lot 2 comprises an attractive block of permanent pasture and a deciduous woodland known locally as Fox Covert.

According to the Soil Survey of England and Wales the soils are of the Denchworth series consisting of a clayey soil with similar fine loamy over clayey soils and some slowly permeable calcareous clayey soils. The land is classified as Grade 3 in the main with some Grade 4.

Tenure and Possession

The buildings in Lot 1 are offered for sale with vacant possession. The grassland in Lot 2 is subject to a grazing agreement which can be terminated with two months notice.

Restrictive Covenant

The property (excluding the barn with consent for conversion) will be sold subject to a restrictive covenant, in favour of Upper Whitley Farmhouse, limiting the use to only Agricultural, Equestrian or Home Business use. Other users may be permitted by negotiation.

Basic Payment Scheme

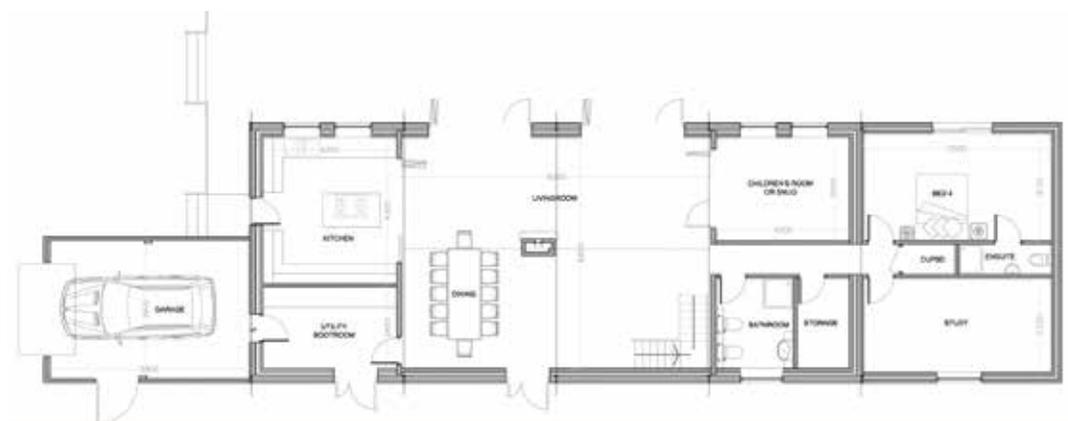
The land is registered for payments under the Basic Payment Scheme and the relevant Entitlements will be transferred to the purchaser on the completion of the sale. For the avoidance of doubt the vendor will retain the 2016 payment.

Wayleaves, Easements and 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.

A public footpath crosses Lot 1.

PROPOSED FLOOR PLANS



Ground Floor Plan



First Floor Plan



Town and Country Planning

Planning was granted by the Vale of the White Horse under CP15/V2009/PAR.

Local Authority

Vale of the White Horse District Council
135 Eastern Avenue, Milton Park, Milton, OX14 4SB
Tel. 01235 520202

Services

Water

Lot 1 has an existing mains water supply provided from the farmhouse. Purchasers will have six months from completion to install a new water pipe to connect to the Thames Water main on the edge of Cumnor village, the route of which will be subject to the vendor's approval, which will not be unreasonably withheld and will be laid underground to an appropriate depth, after which the existing supply will be cut off. Suitable easements will be provided.

Lot 2 will benefit from an easement to cross the vendor's retained land in order to bring a new supply in from the Thames Water main on the edge of Cumnor village, the route of which will be subject to the vendor's approval, which will not be unreasonably withheld, and will be laid underground to an appropriate depth.

Electricity

Lots 1 and 2 will benefit from easements to connect to the mains electric supply, the route of which will be subject to the vendors approval, not to be unreasonably withheld. The supply will be laid underground to an appropriate depth. Purchasers will have six months from completion to make a connection and install a meter.

BT

Lot 1 will benefit from an easement to connect to the BT supply.

Minerals

In so far as they are owned are included in the sale of the property.

Sporting Rights

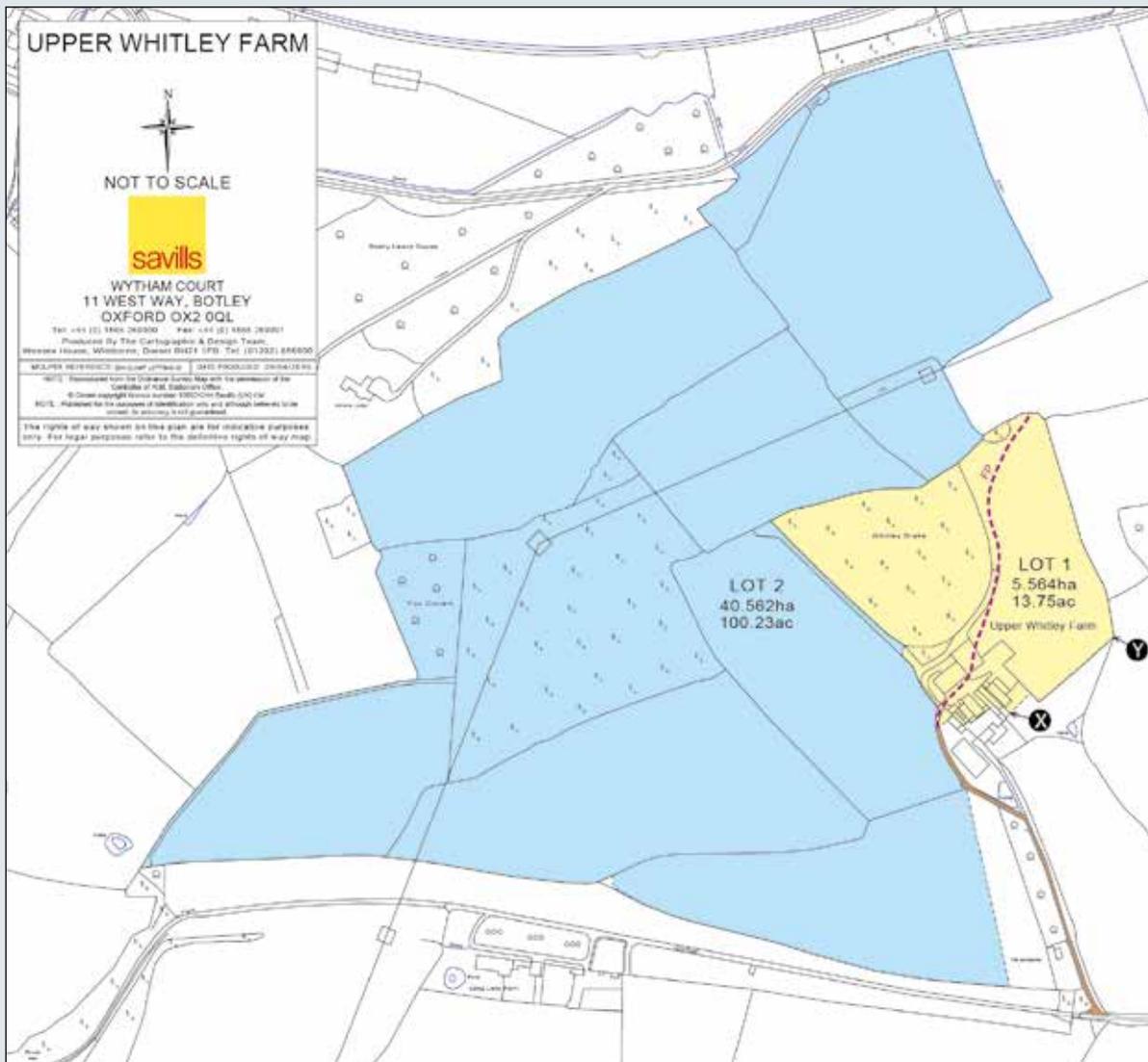
It is understood that sporting rights are included in the sale.

Methods of Sale

The property is offered for sale as a whole or in 2 Lots by private treaty.

Health and Safety

Given the condition of the farm buildings, under no circumstances are viewings to be undertaken without prior appointment with the agents. Viewers will need to be accompanied at all times and you will be required to follow certain instructions and to remain as vigilant as possible to ensure your safety. Children and pets must not attend viewings.



Viewings

Strictly by appointment with the sole joint agents Marriotts and Savills.

Access

Lots 1 and 2 will benefit from a right of way over the existing access subject to a maintenance obligation which will be a rateable proportion according to use.

Fencing Obligation

Lot 1 to erect stock proof fence between points X and Y on the map.

Lot 2 will be responsible for the maintenance of the boundary with Lot 1.

Directions

From Oxford take the A420 towards Cumnor and into the village on Abingdon Road, go past St Michaels Church on your left and proceed out of the village, turning right onto the High Street. At the roundabout proceed straight over (taking care not to turn left onto Appleton Road) proceed down the High Street before reaching Leys Road on the left. Turn left here and proceed down the road for some distance past houses before turning right when you see the bungalow. Turn right at the bungalow and proceed down the track taking a left hand fork where you will arrive at the farmyard.

Savills Oxford
 Will Chanter
 01865 269179
 wchanter@savills.com

savills
 savills.co.uk

Richard Binning
 01865 269179
 rbinning@savills.com

marriotts
 property llp

9 Market Place, Faringdon, Oxfordshire SN7 7HL
 01367 242422 andrew.brown@marriotts.co.uk

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