Manor and Duxford Farms
Oxfordshire
A rare opportunity to acquire two neighbouring mixed farms in The Vale of the White Horse with Class Q consent to convert a grain store to a 477sq.m dwelling, subject to conditions.

**MANOR FARM, HINTON WALDRIST – 199.89 hectares**

**DUXFORD FARM, DUXFORD – 140.97 hectares**

**In all 340.86 hectares (842.26 acres)**

- Arable Farmland with some Grassland
- First Placed in National Yen Yield Trials 2015
- Class Q Planning Consent for Conversion to a Dwelling
- Substantial Dutch Barn and Workshop
- Frontage to River Thames
- Family Shoot

The Farms are for Sale as a Whole or Individually
Composting Site
Planning consent was gained in 2011 to extend the use of the site to green waste composting up until the 31st December 2024 in line with the operator's (Agrivert) contract with Oxfordshire County Council to treat their green municipal waste. Agrivert occupy the site under a lease dated 1st June 2005 for a term of fifteen years commencing 1st May 2005. The lease is contracted out of the Security of Tenure Provisions of the Landlord and Tenant Act 1954 and mutual break clauses exist. Although not specified in the lease, Agrivert currently spread the composting material on Manor and Duxford Farms free of charge and would be happy to continue this practice if the buyer required it.

Services
A Thames Water mains water pipe runs from east to west across the land with 3 separate meters supplying the property. The meter at Cognells Oaks provides water to the farm as well as Welmore Farm. The Vendor will retain the right to take water for the benefit of his retained property at Welmore Farm subject to installing a sub-meter on the boundary and paying for water consumed together with paying a contribution towards the maintenance of the pipe from the farms meter. A fourth meter at the entrance to Manor Farm House supplies water to the eastern part of the farm.

Rights of Way
A right of way for agricultural purposes will be granted over the two strips of land coloured black on the sale plan to access land immediately to the west of the village of Hinton Waldrist. This is subject to a contribution towards the maintenance on a fair user basis.

Composting Site
A neighbour has an agricultural right of way along part of the village of the north of Cognells Oaks wood to access his adjoining farmland. There are a number of bridleways and footpaths crossing the Property and further details are available from the selling agent.

Hinton Waldrist
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The Property
Manor Farm and Duxford Farm lie either side of the village of Hinton Waldrist in the county of Oxfordshire. The Property has good access to the A420 linking the city of Oxford and town of Swindon, both of which are within easy reach. These are good amenities and shopping available in the Market Town of Faringdon lying to the west of the farms. There are excellent state and private schools within easy reach, including Faringdon Community College, Pinewood, St Hughes and Cokethorpe, together with all the excellent Oxford preparatory and secondary schools. There are good sporting amenities nearby, with golf at Frilford, Carisel and Burford, and racing at Newbury and Cheltenham. The main line train stations at Oxford (13 miles) and Didcot (15 miles) lie within easy reach.

Manor Farm
Manor Farm is a predominantly arable unit lying principally to the south and west of the village of Hinton Waldrist and extending in all to 199.89 hectares. The land has excellent access from council maintained roads and from internal farm tracks. The arable area extends to 188,167 hectares with 4.3305 hectares of pasture and 3.9661 hectares of woodland. The remaining land is accounted for by tracks and waste but includes a concrete panel silage clamp being 43.55 metres x 20.20 metres, together with a composting site leased to Agrivert to the south east corner of the farm.

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Sporing Rights
The shooting rights are sold with the Property but will be retained until the 1st February 2019 by the current owner.

Location
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The Property
Manor and Duxford Farms have been owned and farmed by the current owners for over twenty years and run as an arable farm, with beef cattle utilising the farm’s paddocks and water meadows bordering the Thames. The farms lie either side of the village of Hinton Waldrist with access by way of local roads. The arable land extends to 288.02 hectares with pastures of 37.40 hectares, together with 0.13 hectares of woodland dispersed around the farms which will help provide an enjoyable family shoot.

IMPORTANT NOTICE
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(ii) All descriptions, dimensions, reference to services and all conditions and necessary permissions for use and occupation, and other details, are given without responsibility, and any intending Purchasers or Tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) The agents have no authority to give any representation or warranty whatsoever in relation to this Property;
(iv) Unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advise as to the VAT position of this Property.
Duxford Farm

A nationally award winning mixed farm (1st placed in YEN Yield Trials 2015) extending in all to 140.97 hectares and comprising 99.875 hectares of arable and 33.07 hectares of pasture, being predominantly water meadow adjoining the River Thames. A further 5.1686 hectares of woodland and spinneys provide some enjoyable game and wildfowl shooting.

Farm buildings at the Property comprise a grain store of approximately 477sq.m with additional lean-to housing a diesel driven drying fan delivering air via a vented floor. The building is steel-framed with steel grain walls and CA cladding and roof over. To the north of the grain store is a 10 bay Dutch barn, being approximately 812.50 sq.m with single rear lean-to. Construction is steel-framed with part corrugated iron roof and part CA roof to the lean-to, together with timber walled cladding and Netlon to the ends. There is a concrete low block wall to the rear of the lean-to.

To the east of the Dutch barn is a small traditional workshop (37.22 sq.m) of stone and concrete block construction with pantile roof and part Yorkshire boarding.

 igualmente, en castellano, con un estilo natural:

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Rights of Way

The Property is accessed from the village of Hinton Waldrist by a maintained road together with good internal access by farm tracks. The owner of the adjoining Duxford Farmhouse has a right of way to the entrance of his Property, together with an agricultural and equine right of way running north-west from Duxford Farmhouse to access his farmland. Further details are available from the selling agent. A claim has been made in 2013 by a local inhabitant to add a bridalway between Duxford Farm buildings and Jubilee Plantation. This is disputed by a local land owner and the case will be investigated in due course by Oxfordshire County Council. There is, however, an eight to ten year waiting list for such applications to be investigated and therefore no action has occurred to date.

Services

Whilst overhead electric cables exist to Duxford Farm, the buildings are not connected to electricity, save for an informal arrangement with a neighbour (which will be cut off at completion). A mains water supply runs from a Thames Water mains at Manor Farm across neighbouring property and Duxford Farm to the farm buildings, and then on to serve neighbouring properties. Whilst Thames Water read a meter at Duxford

Duxford

Farm buildings for supply to Duxford Farm, there is some uncertainty as to who has responsibility for the private pipe between the Thames Water mains at Manor Farm and Duxford Farm and other properties. More details available from the selling agent.

Planning

A Class Q planning application subject to conditions was approved on the 22nd September 2017 (planning reference V2196/PAR) for change of use of the grain store to a dwelling. The building which extends to approximately 477sq.m will provide a substantial and valuable residential property.

Riparian Rights

Fishing and mooring rights are not held with the Property on the adjoining River Thames.

Boundaries

It is the responsibility of the owner of Duxford Farmhouse to provide a fence to the boundary around the roofless traditional building in the farm yard at Duxford Farm.

Sporting Rights

The shooting rights are sold with the Property but will be retained until the 1st February 2018 by the current owner.
Other Information

BPS
The farms will be sold with Entitlements included in the sale price. The vendor will transfer the following Entitlements with each farm:

- Manor Farm 193.56ha
- Duxford Farm 129.42ha

ELS
The farms together with other properties farmed by the vendor are entered into an ELS scheme (Scheme number AG00509252) which terminates on 31/10/2018. The buyer will be required to continue with the scheme and indemnify the vendor against any losses occurring by their failure to do so.

Manor Farm has sufficient ELS points to continue under the current regime whereas Duxford Farm will require some additional points. The vendor has discussed this with Natural England and some suggested Scheme alterations are available to comply. More details available from the agents.

Mineral Rights
The mineral rights on Manor Farm and Duxford Farm are retained by the Vendor but the Purchaser will retain the right to work the same. This effectively sterilises the minerals unless, at some future date, the parties agree to extraction.

Tenant Right
The Vendor has worked the land since harvest 2017 and the Purchaser will be responsible for paying for an ongoing valuation since the removal of straw from the 2017 harvest based on the cost of inputs and the Central Association of Agricultural Valuer’s costings for field work, together with Enhancement Value based on £150 per acre. No Dilapidations will be entertained.

Searches
In the interest of providing the purchaser with detailed information the vendor’s solicitors has submitted a request for a number of Property Searches and the successful buyer will be required to reimburse the vendor for the costs of the same at completion.

Viewings
Viewing of the properties subject to an appointment with the Vendor’s agent. 01367 242422.

Directions
From Oxford, take the A420 towards Faringdon and Swindon. After passing the end of the dual carriageway at Southmoor and Kingston Bagpuize, take the first turning right to Hinton Waldrist. Manor Farm lies either side of the A420 at this point and the lane running to the village of Hinton Waldrist.

For directions to Duxford Farm, proceed to the village of Hinton Waldrist and take first turning left in the village leading to Duxford. The farm buildings and land lie at the end of the no-through road.