



Edghill Road, Banbury, OX15 6LR

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£285,000

- 18.6 acres of arable land
- Includes a versatile barns (Nissen Hut style)
- Total seclusion and breathtaking countryside views over Epwell

An impressive 18.6 acres of arable land—ideal for equestrian use or agricultural pursuits. A Nissen hut is also included on this land near the road access.

Viewings are strictly by appointment only.

For further information, please contact Sheldon Bosley Knight – Land & New Homes.

*Boundary lines shown are for marketing purposes only and should not be relied upon for legal accuracy.

Location - Epwell

Epwell is a picturesque village nestled in the rolling hills of north Oxfordshire, approximately six miles west of Banbury and near the boundary with South Warwickshire. The village is renowned for its honey-coloured Horton stone cottages and historic architecture, including 26 listed buildings. Situated about 175 metres above sea level, it offers panoramic views of the surrounding countryside. (*Wikipedia) Shipston-on-Stour is approx. 10 miles (20 minutes) north-west of the village - A historic town with boutique shops, traditional pubs, and a strong community atmosphere.

Chipping Norton - approx. 12 miles (25 minutes) south of Epwell - A quintessential Cotswold town known for its attractive stone buildings and vibrant high street.

Epwell boasts a strong sense of community, with amenities such as the Chandlers Arms pub, a village hall, and various local events like walking groups and coffee mornings. The village's tranquil setting and rich history make it a hidden gem in the heart of Oxfordshire.
(*epwell.com)

Epwell has easy access to the M40 (Junction 11) which is approx. 7 miles and Banbury Train station close by, offering direct services to London Marylebone (approx. 55-70mins), Oxford (approx. 20mins) and Birmingham (approx. 50 mins), ideal for commuting to London, Birmingham, or the Midlands.

Land Summary

Approximately 18.78 acres (7.60 ha) of mostly Grade 4 with some Grade 3 arable land split across three blocks, benefitting from direct road access.

Designations

The land is located within the Cotswold National Landscape (formerly AONB) and sits within a Nitrate Vulnerable Zone for surface and ground water.

Rights of Way, Wayleaves, and Easements

There are no public rights of way over the land. Overhead cables cross the land east-west, and it is assumed that all the necessary wayleaves/easements are in place.

Local Authority

Local Planning Authority - Cherwell.

Sporting, Timber, and Mineral Rights

The sporting, timber and mineral rights in so far as they exist are included in the freehold sale.

Environmental Stewardship

The land is not subject to any environmental schemes insofar as the agent is aware.

Soil Type

The soil in the northern block of land is classified as freely draining slightly acid but base-rich soils (Soilscape 7), and is classified in the two southern blocks as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (Soilscape 18).

Tenure and Possession

The land available is freehold with vacant possession upon completion. Existing harvest rotation ends in Autumn 2025.

Holdover and Early Entry

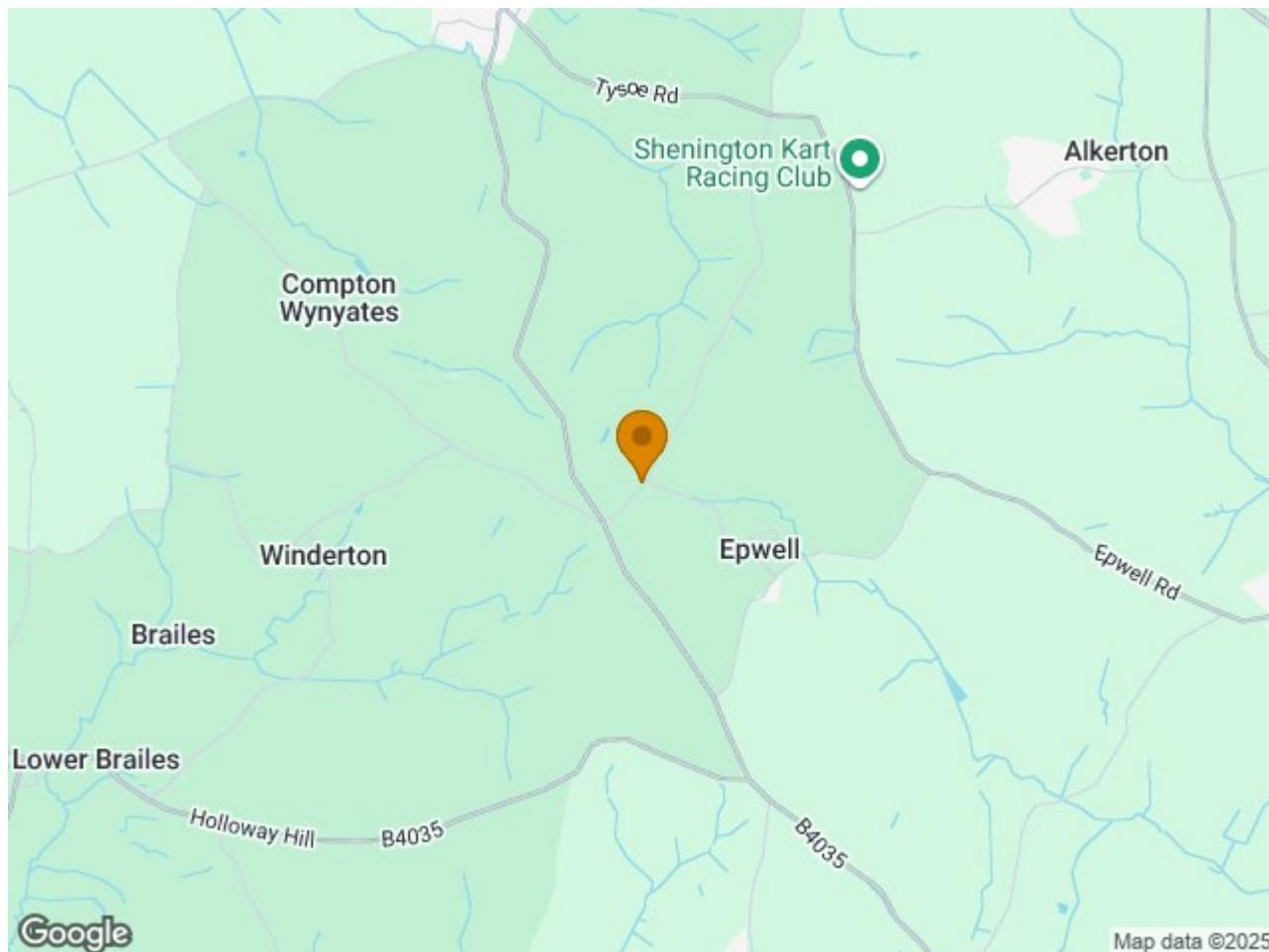
The vendor may retain a holdover clause to remove current growing crops from the land. There will be a right granted to the purchaser for early entry to perform cultivations/soil preparations after the crop has been removed prior to the sale completion and will do so at their own risk subject to the timing of completion.

Health and Safety

We would like to bring to your attention that this is agricultural land and request that you take considerable care for your own personal wellbeing during viewings.



Location



For further information please email newhomes@sheldonbosleyknight.co.uk