



Land at Swerford, Hook Norton Road, Chipping  
Norton, OX7 4BD

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Offers Over £285,000

- 24.79 acres (10.03 ha) of Grade 3 pasture
- Chipping Norton under 4 miles away
- Views over the charming village of Swerford
- Soho Farmhouse under 3 miles away

A unique opportunity to acquire a parcel of pastureland on the outskirts of the picturesque village of Swerford, extending to approximately 24.79 acres (10.03 ha). The land benefits from direct road frontage.

The land is classified as Grade 3 land under the Agricultural Land Classification of England and Wales Maps (1988) and Provisional Agricultural Land Classification (ALC) updated May 2020.

## **Situation**

The land is located just outside the attractive village of Swerford, approximately 4 miles east of Chipping Norton and around 7 miles southwest from the town of Banbury. The land is also conveniently located close to the esteemed Soho Farmhouse.

## **Access**

The land is accessed via a right of access off the Hook Norton Road. A notification has been submitted to the council for a new agricultural field gate access off the highway. Following the establishment of this access, the temporary access over the bridleway will be revoked.

## **Services**

Water is connected to the land via a trough system, requiring reconnection. There are no other known services connected to the land and interested parties must make their own enquiries to the relevant authorities.

## **Sporting, Timber, and Mineral Rights**

It is assumed that the sporting, timber and mineral rights insofar as they exist are included in the freehold sale.

## **Rights of Way, Wayleaves, Easements & boundaries**

There is a public footpath that runs north-south over the west parcel of land, and a section of public bridleway runs within part of the southern boundary of the land (please see attached Plan for further detail). Overhead cables are present on the southern boundary of the land - the agent has not seen a copy but assumes all necessary wayleaves are available. There are no other known rights of way over the land.

## **Designations**

The land is located within the Nitrate Vulnerable Zone area for surface and ground water. There are no other known designations.

## **Tenure and Possession**

Land is available freehold with vacant possession upon completion.

## **Planning**

The land is currently used for agricultural purposes. The land is sold subject to a new restrictive covenant - please contact the agent for further details.

## **Rural Payments Agency**

The land is registered under the Rural Payments Agency. There are no entitlements included in the sale.

## **Environmental Stewardship**

The land is subject to a Countryside Stewardship Mid Tier agreement GS2 - Permanent grassland with very low inputs (outside SDAs). The agreement commenced 1 January 2022 and runs until 31 December 2026.

## **Plans, Areas and Schedules**

These are based on the Land App computerised digitised mapping data. They have been checked and computed by the selling agents, but the Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale.

## **Viewings**

Interested parties may view the land at any time during daylight hours carrying a set of Sales Particulars, having first registered their interest and a time and date of inspection with Sheldon Bosley Knight Rural Team at Shipston on 01608 661666 or by email to the Agent, Jack Gamble, at [jack.gamble@sheldonbosleyknight.co.uk](mailto:jack.gamble@sheldonbosleyknight.co.uk)

## **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.

## **Local Authorities**

Oxfordshire County Council  
Cherwell District Council

## **Method of Sale**

Land is offered for sale by Private Treaty and the Vendor reserves the right for an Informal Tender. Vacant Possession will be available upon completion.

## **What3Words**

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## **Money Laundering, Terrorist Financing, and Transfe**

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

## **VAT**

Any guide price stated or mentioned is exclusive of VAT. If the sale of the property, or any part thereof, or any right associated with it, is subject to VAT, this tax will be payable in addition.

## **Soil Type**

The soil is classed as Freely-draining shallow lime-rich soils over chalk or limestone soils (Soilscape 3)



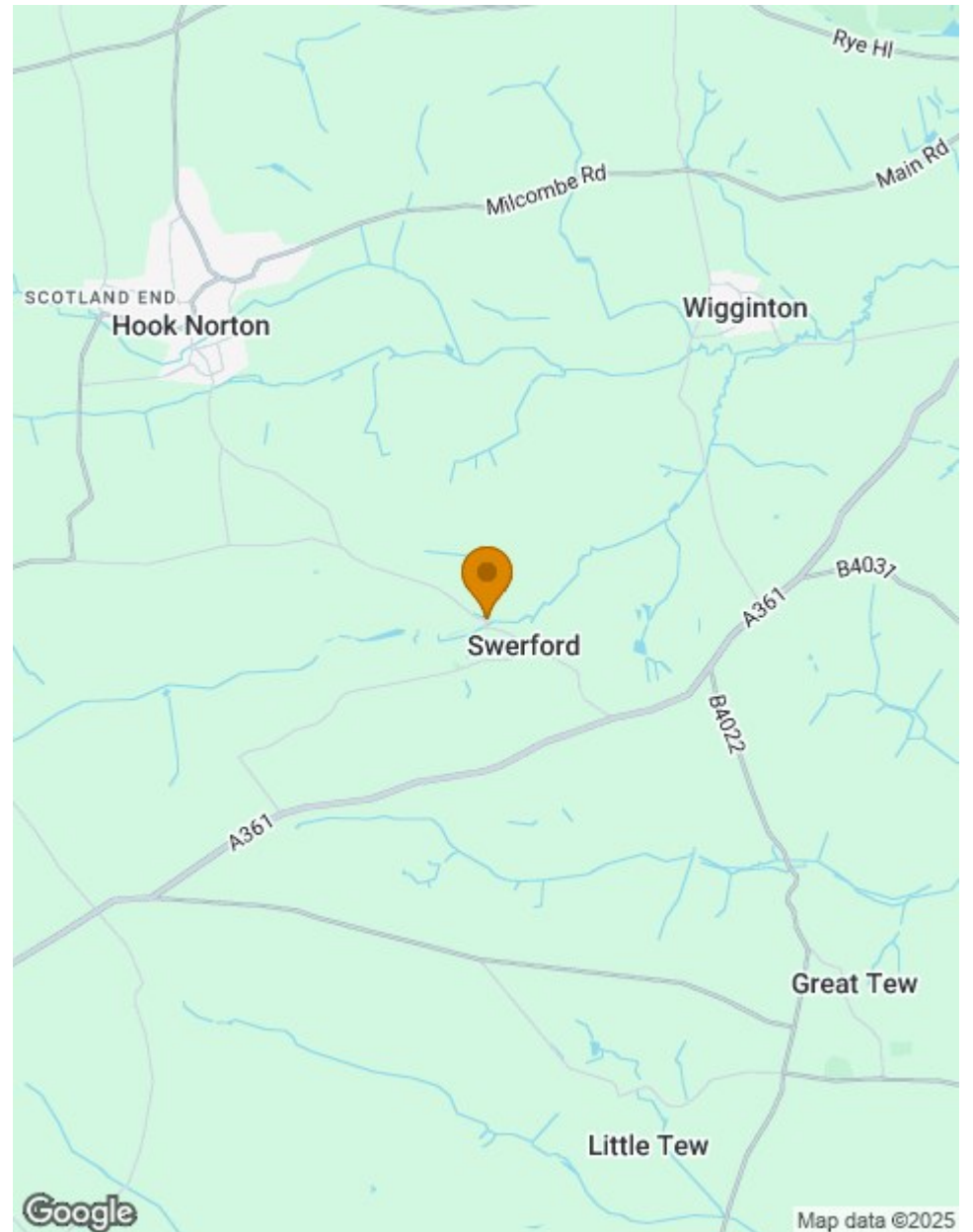




# Plan



# Location



For further information please email [rural@sheldonbosleyknight.co.uk](mailto:rural@sheldonbosleyknight.co.uk)