

established 200 years

Taylor & Fletcher



12.62 acres to the East of Begbroke Lane
Begbroke, Kidlington, OX5 1RN
Auction Guide £80,000



12.62 acres to the East of Begbroke Lane

Begbroke, Kidlington, OX5 1RN

A unique opportunity to acquire an attractive parcel 12.62 acres of Rushy Meadows close to the villages of Begbroke and Kidlington

Description

The land is an attractive parcel of pasture land with a good diversity of species. It includes open areas and glades, a watercourse and includes a strand of Bull Rushes. It's location adjoining the Oxford Canal offers further potential.

Location

The land is located on the edge of Kidlington in the small Village of Begbroke, Oxfordshire and adjacent to the Roundham Lock on the Oxford Canal. Begbroke is an attractive village sitting to the north-west of Oxford split by the A44 and benefiting from St Michael's Church and St Philips Priory.

Kidlington, often regarded as one of the largest villages in England, is situated approximately five miles to the North of Oxford sat between the River Cherwell and Oxford Canal. The village benefits from a range of amenities such as The Kidlington Centre, a primary shopping destination on the high street with approximately 50 shops including supermarkets, home to the Thames Valley Police Headquarters and closely located to the London Oxford Airport, Begbroke Science Park and Oxford Technology Park.

Being located between the two villages, there is a wide range of accessible footpaths, byways and bridleways.

Directions

Head from the Village of Woodstock in a southerly direction towards Oxford. With Oxford Airport on your left continue into the village of Begbroke and take the first slip road on the left. After approximately a quarter of a mile, turn left onto Begbroke Lane. Park here due to locked gate. Follow the lane onto the Restricted Byway and walk down the lane. The silver palisade gate can be found on the left hand side after second bend in the byway. By foot, the land can be accessed from Partridge Place, crossing the railway and canal.

What3Words:

///wells.television.offers

Agents Notes

The 12.62 acres of Rushy Meadows is a unique opportunity to acquire some amenity land close to Oxford, with good access routes. It may offer opportunities such as Glamping or Shepherd's Huts. Biodiversity Net Gains (BNG) etc.

Access

We understand vehicular access can be obtained to the land via the restricted Byway, which allows for access from both Kidlington over the Canal Bridge and from Begbroke along Begbroke Lane. This is obtained by way of a prescriptive right.

Designations

The land is principally Grade 3 Land and is sat within the Cherwell (Ray to Thames) and Wooddeaton Nitrate Vulnerable Zone. In addition to this, the land is designated as Rushy Meadows SSSI within a Green Belt and adjacent to Oxford Canal Conservation Area.

Basic Payment Scheme

We do not believe that the land is registered with the Rural Payments Agency.

Environmental Schemes

There are no environmental schemes on the land.

Minerals and Sporting Rights

We understand that the mineral and sporting rights are to be included in the sale.

Rights of Way

We understand and are advised that there are no private or public rights of way which cross the land.

Services

We understand that there are no services connected to the site.

Wayleaves and Easements

The land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise and subject to all outgoing or charges connected with or chargeable whether mentioned or not.

Viewing

Unaccompanied Viewings May ONLY be undertaken during daylight hours in possession of a copy of these particulars and strictly by prior appointment as gates are locked via

our Rural Department at Bourton-on-the-Water Office. Tel: 01451 820913.

Important Notice

If you take it upon yourself to view the land unaccompanied (with or without consent) then you do so at your own risk. The vendors and their agents [who are willing to accompany you at any reasonable time by prior arrangement] accept no responsibility for any accidents which may occur during a viewing.

Health and Safety

When viewing the land, please ensure you wear appropriate sturdy footwear, as the terrain may be uneven, slippery, or contain hidden hazards. Please also remain vigilant around boundary fencing, water features, ensuring all gates are left as found. All viewings are undertaken at the visitor's own risk; please report any identified hazards or incidents to the site host immediately.

Tenure and Possession

Freehold with Vacant Possession upon completion.

Local Authority

Cherwell District Council, Castle Quay Shopping Centre, 39 Castle Quay, Banbury, Oxfordshire, OX16 5FD. (TEL: 01295 227001)

For Sale By Public Auction

To be held at the Tayler & Fletcher North Cotswold Sale Room, Lansdowne, Bourton-on-the-Water, Gloucestershire, GL54 2AR on 6th May 2026 at 6pm precisely. The turning to the Sale Room is diagonally opposite the Tayler & Fletcher office signposted Royal British Legion (along the driveway past Bourton Land Rover).

Anti Money Laundering

Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the money laundering regulations before the auction commences. This must be a proof of address, Utility bill no older than 3 months or Council Tax bill for the current period, and photographic ID, Driving Licence or Passport.

Prospective Purchases

Parties interested in purchasing the land are advised to register an interest with the agents prior to the auction so that they may be advised of any variations or updates.

Auction Pack

This will be available from the vendor's solicitors 14 days before the auction.

Vendors Solicitor

Messrs Lightfoots, 1-3 High Street, Thame, OX9 2BX (Joe Middleton) Telephone 01844 268304 email jmiddleton@lightfoots.co.uk

Special Conditions of Sale

These will be available for inspection at the Bourton-on-the-Water office with the Auctioneers, during normal office hours for fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

Reserve

The land will be offered for sale subject to an undisclosed Reserve and the vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve price. The Vendor's also reserve the right to sell or withdraw the land prior to the auction.

Telephone & Proxy Bidding

Prospective purchasers are advised that it may be possible to leave a Proxy bid with the auctioneers or bid by telephone, subject to prior agreement. For our terms relating to proxy/ telephone bidding please ask for a copy of our policy. Please note there may be an additional cost associated for this service.

Deposit & Completion

On the fall of the hammer the successful purchaser will be required to sign the contract in the sale room and pay via their solicitor/ conveyancer a ten per cent deposit by bank transfer the following morning and by prior agreement with the Vendor's solicitors. Prospective purchasers are advised to instruct their solicitor/ conveyancer prior to the auction to ensure all necessary anti-money laundering checks are completed by their solicitor/ conveyancer before the auction to allow the ten percent deposit to be paid when required. Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of the purchase monies are due.

Administration Fee

The successful purchaser of the land will be liable for an administration charge of £2,000 plus VAT payable to 'Tayler and Fletcher Ltd' and this will be a condition of the contract.

Contact

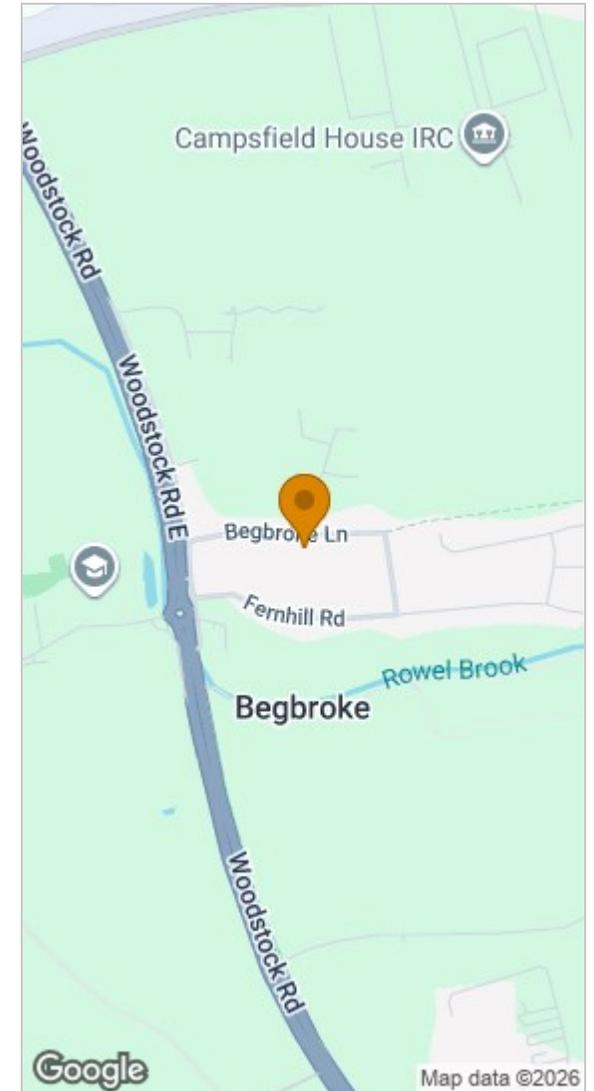
Please contact our Rural Department at Bourton-on-the-Water on 01451 820913 for any further details and to arrange viewings.



Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.