



Moorlands Farm Equestrian

| MURCOTT, OXFORDSHIRE

| **Carter Jonas**

**MOORLANDS FARM
EQUESTRIAN
MURCOTT
OXFORDSHIRE
OX5 2RP**

A well presented equestrian facility in a sought after location.

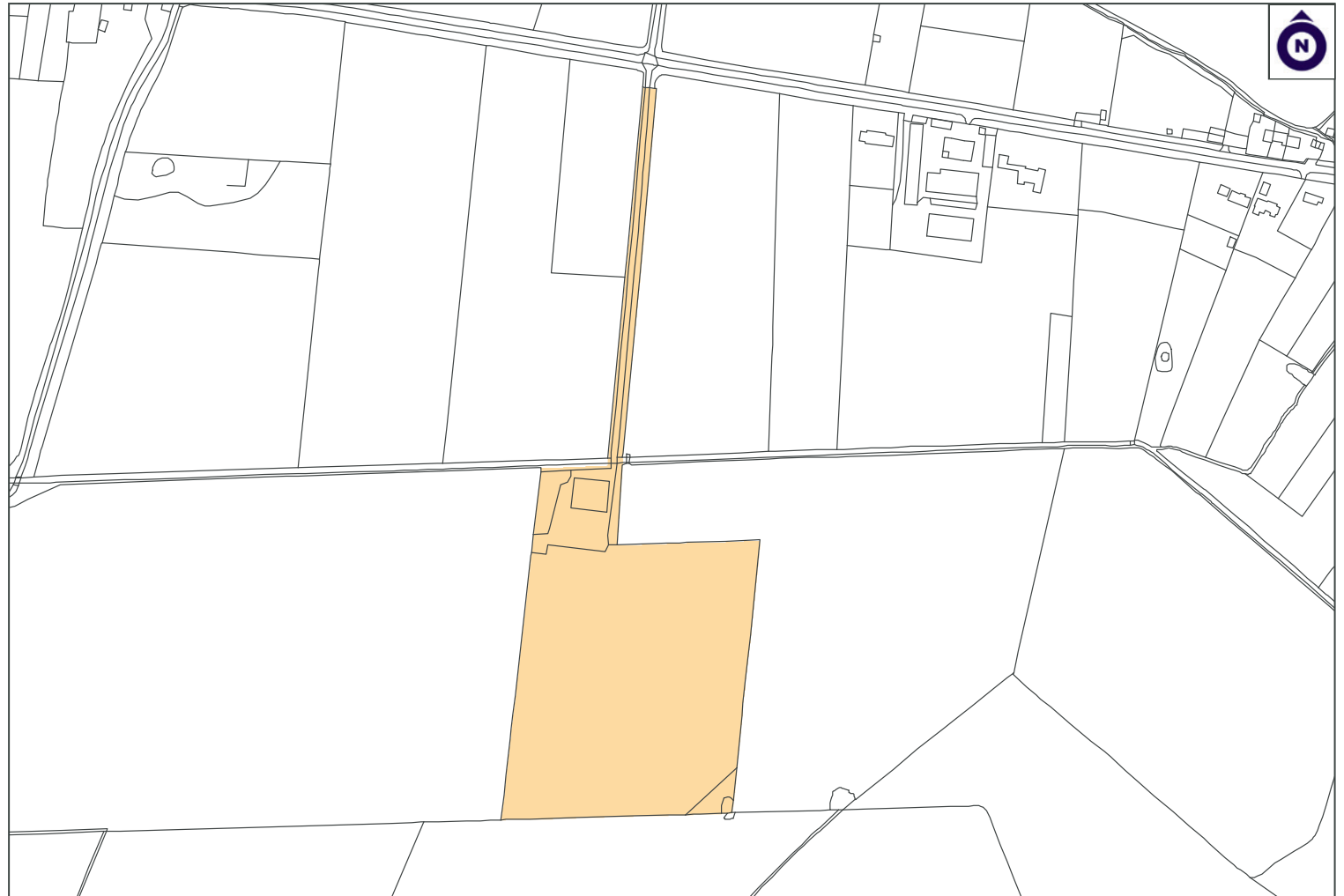
In all the property extends to about 8.97 acres (3.62ha) in total and provides an attractive equestrian unit comprising an indoor arena with sand, measuring approx. (5,300 sq. ft,) 12 stables and associated tack rooms (2,500 sq. ft), a general-purpose agricultural building with a dirt floor (1,750 sq. ft), a large yard area and 7 acres of paddock land.

The land is also well connected to surrounding bridleways which compliment its intended use.

The property is accessed directly from the Fencott Road via a long private driveway leading into the yard area.

For sale by private treaty as a whole.

In all about 8.97 acres (3.62ha).



Carter Jonas



LOCATION

The property benefits from very good road links being just 1.5 mile from Junction 8A of the M40 giving access to London to the south (50 miles) and Birmingham to the north (78 miles).

The city of Oxford lies to the west of the subject property (11 miles) and the market town of Bicester to the North (7 miles).

BUILDINGS

The property has been built to a high standard, being constructed in 2016 and has not been used since. The equestrian arena consists of a steel portal frame building with concrete panels to the lower part, corrugated iron cladding and roof, plastic rainwater goods, a sand floor and internal LED lighting.

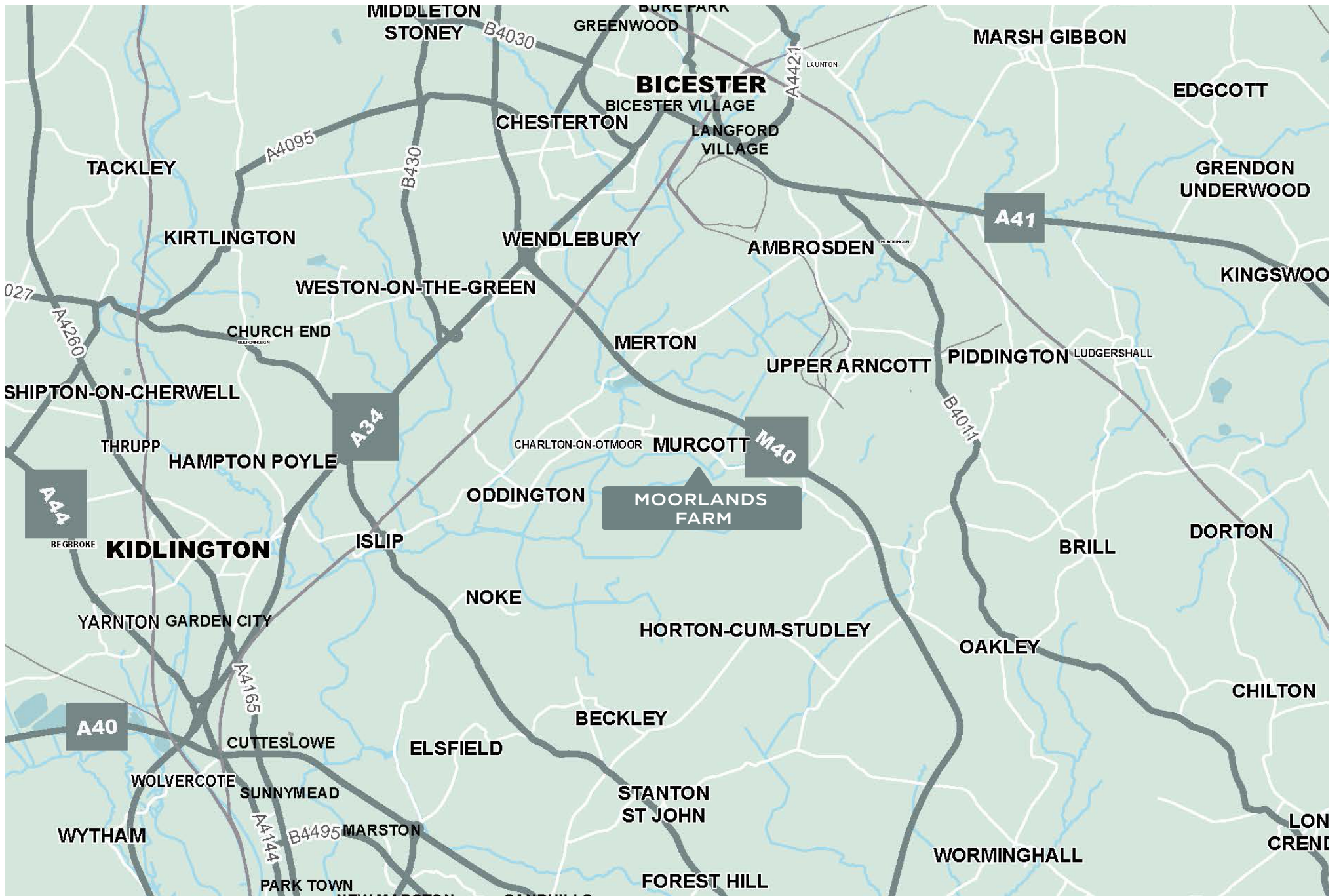
The stabling is situated within a steel portal frame lean to with 12 internal loose boxes, 2 tack rooms, concrete flooring, internal drainage and LED lighting. The general purpose agricultural building comprises a 3-bay steel portal frame building in a dirt floor and 2x electric roller shutter doors, corrugated iron cladding and roof and plastic rainwater goods.

LAND

The pastureland land is made up of a single block, situated to the south of the property and has been well managed for its intended use. The property benefits from external fence and hedge line boundaries and is connected to water with a number of troughs located within the field.

According to the Agricultural Land Classification series, the land is Grade 5. The soils are loamy and clayey floodplain soils with naturally high groundwater.







METHOD OF SALE

The land is offered for sale as a whole by private treaty with freehold and vacant possession available upon completion.

BASIC PAYMENT SCHEME

Entitlements are not included within the sale.

DESIGNATIONS

The land is situated within a Nitrate Vulnerable Zone (NVZ) and within the Greenbelt.

SERVICES

The property is connected to a private water supply and benefits from 3 phase electricity.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

The land is also well connected to surrounding bridleways which compliment its intended use.

HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

SPORTING TIMBER & MINERAL RIGHTS

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

LOCAL AUTHORITIES

Cherwell District Council, Bodicote House, White Post Rd, Bodicote, Banbury OX15 4AA

www.cherwell.gov.uk
01295 227001

VEIWINGS

All viewings are by appointment by contacting the sole selling agents Carter Jonas, Mayfield House, 256 Banbury Road, Oxford, OX2 7DE.

DIRECTIONS

From Summertown, Oxford head north on the Banbury road (1 Mile) take the first exit left at the Cutteslowe Roundabout and continue for 0.2 miles. At the next roundabout take the 4th exit onto Woodstock Rd/A44 and continue for (0.5 mi). At Peartree Roundabout, take the 3rd exit and to join the A34 for (3 miles) then take a left turning onto Station Rd/B4027 back over the A34. Continue to follow B4027 through the village of Islip and turn left onto Middle Street (2.5 miles). Then turn right onto the Fencott Road and continue for (1.25 miles). The property can be found on your right down a long private driveway.



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IMPORTANT INFORMATION

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