



Land at Blackthorn Hill

Ambrosden, Oxfordshire

**Carter Jonas**

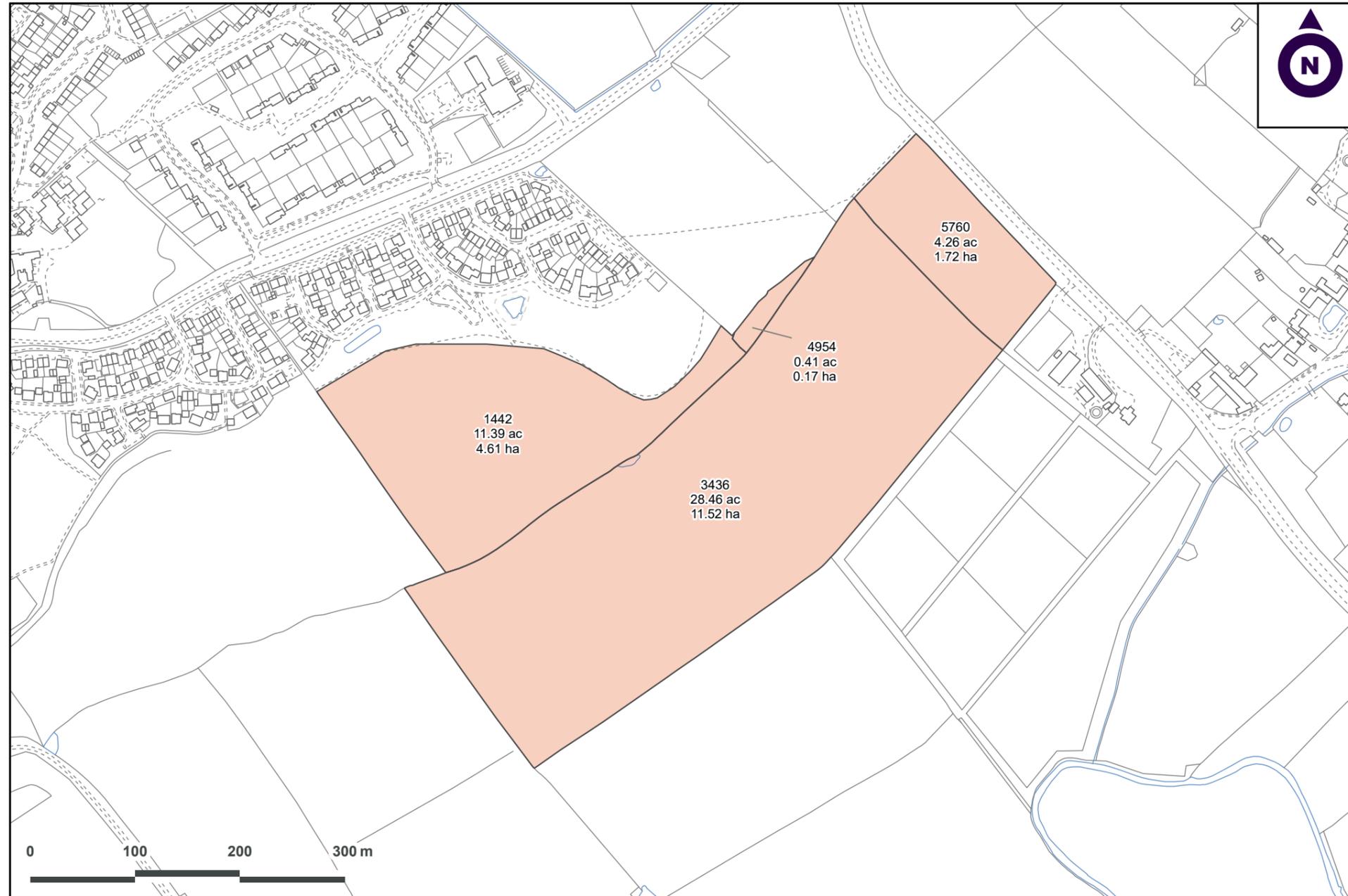
# Land at Blackthorn Hill Ambrosden Oxfordshire OX25 1TE

## Strategically located arable land to the south of the village of Ambrosden.

Situated between Blackthorn and Ambrosden the land has access from the B4011 at Blackthorn Hill to the east and also via Church Leys Field from Ambrosden to the north. It is currently in arable production and provides the purchaser with an opportunity to acquire a strategically located parcel of land with future development potential.

In all extending to 44.52 acres (18.02 ha).

For sale by private treaty as a whole.



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### Location

The land is well situated to the west of Blackthorn Hill and south of Ambrosden itself. Connected via the B4011 the A41 is to the north providing access to both Bicester (3 miles) and Aylesbury (15 miles) as well as linking the A34 and M40 respectively proving access to the wider region including Oxford (14 miles).

### Amenities

Ambrosden village has a church, village shop with post office and public house. Bicester nearby offers a host of amenities including high street and Bicester Shopping Village itself. Mainline train serviced to London Marylebone (50 mins) are available from Bicester North. Oxford provides city level amenity and shopping as well as excellent educational opportunities.

### Land

The land is located in 3 main enclosures extending in all to about 44.11 acres (17.85 ha) of well-defined fields used for arable cropping. A small copse of about 0.41 acres (0.17 ha) lies on the northerly boundary.

The land is classified as Grade 4 being further characterised as slowly permeable, base rich, loamy and clayey soils well suited to its current purpose.

### Method of Sale

The land is offered for sale by private treaty as a whole.

### Tenure & Possession

Freehold with vacant possession on completion.

## Environmental Schemes

The land is not included in any environmental or other schemes.

## Planning

There is no relevant planning application history online related to the site but we confirm the site lies in the administrative boundary of Cherwell District Council, is not within a Conservation Area, Green Belt or AONB/National Landscape and has no heritage assets located in or adjacent to the site.

Purchasers should take into consideration that the south-western part of the site falls in Flood Zone 3 and towards the centre of the site is Flood Zone 2.

Full planning brief available on request.

## Overage

Field parcel 1442 is subject to an existing overage to a previous owner reserving 50% (less development costs) of the increase in value (outside of agricultural or equestrian purposes and / or a single residential dwelling for agricultural occupancy) of the land until 07 April 2048. Further details available on request.

## Holdover & Early Entry

Holdover is reserved to permit the harvesting of all growing crops. Early entry may be allowed at the purchasers own risk.

## Services

The selling agents are not aware that services are connected.

## 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. NB: The land is crossed by an electrical wayleave and has a gas pipeline towards the south of parcels 5760 and 3436 respectively. A footpath follows the westerly boundary of parcel 5760. Further detail available on request.

## 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 that are owned.

## Local Authority

Cherwell District Council  
<https://www.cherwell.gov.uk/>

## Viewings

Interested parties may view the property unaccompanied and with details to hand and on notification to the selling agent.

## Directions

From The M40 J9 take the A41 north towards Bicester for 2.3 miles crossing over 1 roundabout. Turn right at the next roundabout and continue on the A41 signposted Aylesbury and Buckingham. After 0.5 miles cross over the roundabout continuing on the A41 Aylesbury Road before turning right towards Blackthorn onto the B4011 after about 0.8 miles. Continue for approximately 0.7 miles where the gateway to the land is on your right hand side before Pound Farm.

## Oxford

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