



LAND AT HALL FARM

South Moreton, Oxfordshire





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Wallingford 3 miles | Didcot 3 miles | Reading 13 miles | Oxford 12 miles
(distances are approximate)

A block of productive commercial farm land situated in south Oxfordshire, extending to 249.52 hectares (616.59 acres) of bare arable land, together with amenity land surrounding the villages of South Moreton and North Moreton.

SUMMARY

The Land at Hall Farm is an attractive commercial block of mainly arable land lying within the North Wessex Downs Area of Outstanding Natural Beauty and extending to approximately 249.52 hectares (616.59 acres) which is well suited to growing a traditional arable crop rotation.

Besides being a productive arable farm, the wider land would also be suitable for a number of other uses such as natural capital and biodiversity offsetting, together with amenity purposes and investment opportunities.

The land benefits from excellent road connections both to nearby market towns and further on to London and the South East.

For sale as a whole or in 8 lots.



SITUATION

The Land at Hall Farm is situated within the south Oxfordshire parishes of North Moreton and South Moreton. The village benefits from a number of facilities, with further services and amenities located in the nearby towns of Wallingford and Didcot.

The transport connections are excellent with the A34 providing good regional transport links to Reading and the city of Oxford. The A34 is located to the west of the land and provides direct access into London via the M4 or M40.

LOT 1 – 44.65 HECTARES (110.34 ACRES) OF ARABLE LAND

 **WHAT3WORDS** - [///ample.grabs.recap](https://www.what3words.com/ample.grabs.recap)

Two large parcels of arable land located to the south of the village of South Moreton. The land has access immediately off Anchor Lane and Hithercroft Road. Part of parcel 5560 will be subject to an overage provision and restrictive covenant. Further details can be seen below and on the bespoke website.





LOT 2 – 42.50 HECTARES (105.02 ACRES) OF ARABLE LAND

 **WHAT3WORDS** - [///known.scale.seatbelt](https://www.what3words.com/known.scale.seatbelt)

Three parcels of arable land located to the east of the village of South Moreton. The parcels are split by the Hithercroft Road, which also provides direct access.



LOT 3 – 69.20 HECTARES (171.00 ACRES) OF ARABLE LAND

/// WHAT3WORDS - [///wings.dolly.purified](https://wings.dolly.purified)

Four substantial parcels of arable land which are located to the west of the villages of South Moreton and North Moreton. Access is available directly off Sands Road, Dunsomer Hill and the High Street. Part of parcels 5231, 5774 and 8298 will be subject to an overage provision. Further details can be seen below and on the bespoke website.



LOT 5

LOT 4 – 8.02 HECTARES (19.82 ACRES) OF ARABLE LAND

/// WHAT3WORDS - [///baffle.compiler.thrillers](http://baffle.compiler.thrillers)

A single parcel of arable land with amenity potential, adjoining the village of North Moreton. Access is available directly off Dunsomer Hill. Part of parcel 2989 will be subject to an overage provision. Further details can be seen below and on the bespoke website.

LOT 5 – 1.85 HECTARES (4.57 ACRES) OF PASTURE

/// WHAT3WORDS - [///cloud.careful.hothouse](http://cloud.careful.hothouse)

A single parcel of pasture within the village of South Moreton, with amenity or alternative use potential. Access is available directly off Hithercroft Road. Parcel 4614 will be subject to an overage provision. Further details can be seen below and on the bespoke website.





LOT 7 – 35.77 HECTARES (88.39 ACRES) OF ARABLE LAND.

 **WHAT3WORDS** - [///upset.merge.corrode](https://www.what3words.com/upset.merge.corrode)

A large single parcel of arable land to the north of the village of North Moreton and accessible directly off the A4130. Please note that the southern boundary has recently been fenced, with the areas and plans within these particulars being indicative only.

LOT 8 – 4.88 HECTARES (12.06 ACRES) OF ARABLE LAND.

 WHAT3WORDS - [///steamedstandardsfidget](https://www.what3words.com/steamedstandardsfidget)

A single parcel of arable land to the north of the village of North Moreton and accessible directly off the Long Wittenham Road. Parcel 5469 will be subject to an overage provision. Further details can be seen below and on the bespoke website.

Access and viewing to all of the lots are available directly via the mains highway or via internal tracks.



SCHEDULE OF LAND AND SITE PLANS

Field Name	Lot	Field No.	Area (ha)	Area (ac)	Land Use
Leys	1	SU5687/6292	13.11	32.40	Arable
Duckpond	1	SU5687/5560	31.54	77.94	Arable
Total Lot 1			44.65	110.34	
Dodwells	2	SU5688/8901	5.10	12.60	Arable
Harwell Poor	2	SU5688/9641	31.24	77.20	Arable
Cholsey Hill	2	SU5788/0602	6.16	15.22	Arable
Total Lot 2			42.50	105.02	
Brain	3	SU5588/8298	16.16	39.93	Arable
Standall	3	SU5588/5774	16.70	41.27	Arable
Westside	3	SU5588/5231	25.89	63.98	Arable
Glebe	3	SU5688/2758	10.45	25.82	Arable
Total Lot 3			69.20	171.00	
Longlands	4	SU5688/2989	8.02	19.82	Arable
Total Lot 4			8.02	19.82	
Crown	5	SU5688/4614	1.85	4.57	Pasture
Total Lot 5			1.85	4.57	
Poplars	6	SU5490/6986	42.65	105.39	Arable
Total Lot 6			42.65	105.39	
Frogs Island	7	SU5691/4705	35.77	88.39	Arable
Total Lot 7			35.77	88.39	
Dirt House	8	SU5590/4569	4.88	12.06	Arable
Total Lot 8			4.88	12.06	
Total			249.52	616.59	

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty, as a whole or in 8 lots. The guide price(s) and breakdown of each lot can be found in the supporting cover letter from the joint selling agents.

Bespoke Website

The joint selling agents are hosting a bespoke website which includes all sales information. Details for access to the bespoke website are available from the joint selling agents. In addition, drone footage is available and can be provided by the joint selling agents.

Public Rights of Way

There are public rights of way crossing the land. Extracts of the definitive map are available on the bespoke website.

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 any other rights and obligations, easements and proposed wayleaves for masts, electricity poles, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Condition of Sale or not.

Services

Mains water or electricity is not connected to the land but a supply may be available given the location of the mains services by the eventual purchaser(s)

Tenure and Possession

The property is sold freehold with vacant possession granted in September 2022. Early entry may be available by negotiation. Similarly, dependant upon the date of completion the Vendors may require Holdover in order to allow the harvesting of crops in the ground.

Planning and Overage

An overage provision will be reserved by the Vendors should the Purchaser(s) gain planning permission on the area hatched black for a use other than agriculture or equestrian. The provision will last for 30 years and will require the payment to the Vendors of 30% of the uplift in value following grant of a planning consent for a use other than agriculture or equestrian.

In addition, there shall be a restrictive covenant placed on the land edged red in part of parcel 5560 limiting the use to agriculture only and restricting any form of structure, building, construction or development.

Designations

The land is all located in the North Wessex Downs AONB and designated within a Nitrate Vulnerable Zone.

Part of parcel 5231 is subject to a Scheduled Monument designation (List Entry Number 1018721].

The soil classification ranges between Grade 2, 3 & 4.

Local Authority

South Oxfordshire District Council
www.southoxon.gov.uk
Tel: 01235 422422

Oxfordshire County Council
www.oxfordshire.gov.uk
Tel: 01865 792422

Sporting, Mineral and Timber Rights

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

Basic Payment Scheme

The farmland is registered on the Rural Land Registry and the Basic Payment Scheme for 2021/22 has been claimed and the payment will be retained by the Vendors, details of this are provided on the bespoke website. Via separate negotiation, the Basic Payment Entitlements may be available to the Purchaser(s).

Environmental Schemes

The land is not entered into any Countryside Stewardship agreement or environmental schemes.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the joint selling agents and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

VAT

Any guide prices quoted or discussed are exclusive of VAT.

Viewings

By appointment with the joint selling agents only.

Seller's Agents

Tom Bishop, BCM, Ouseley Barn Farm, Ipsden, Wallingford, Oxfordshire, OX10 6AR

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Kevin Prince & Sarah Payne, Adkin, Orpwood House, School Road, Ardington, Wantage, Oxfordshire, OX12 8PQ

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Seller's Solicitors

Marcus Thorpe, Trethowans LLP, London Road, Salisbury, Wiltshire, SP1 3HP

Tel: 01722 426932 E: marcus.thorpe@trethowans.com

Health & Safety

When viewing the land, please take considerable care and attention.

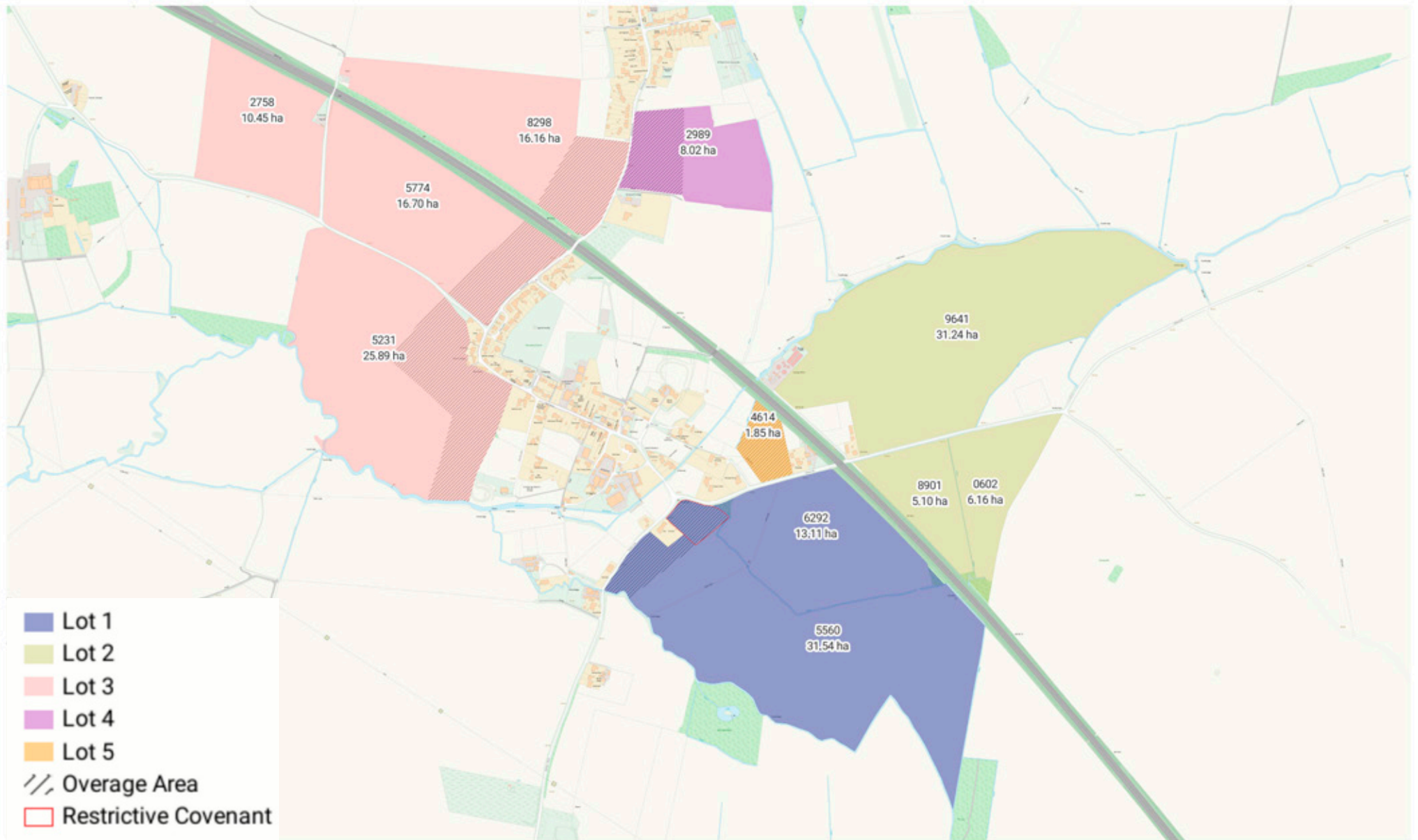
Location

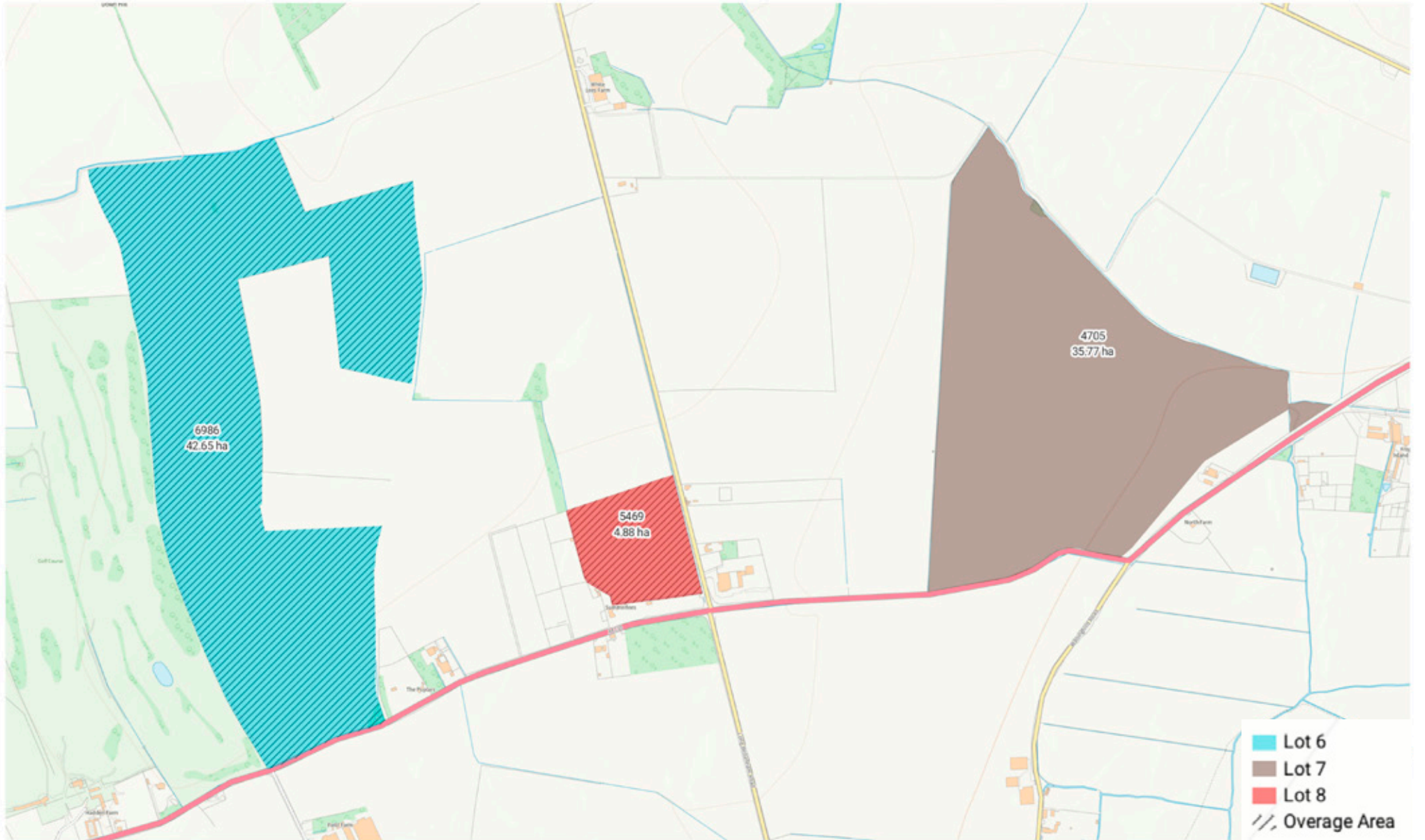
Direction from the south – head north on the A417, turn right on to Chalk Hill heading towards Aston Tirrold. Follow the road, bearing left on to Baker Street and then at the junction turn right on to Fullers Road. Continue on Fullers Road and at the next junction continue straight on to Moreton Road. Continue along Moreton Road for approximately 1 mile, where Lot 1 will appear on the right-hand side.

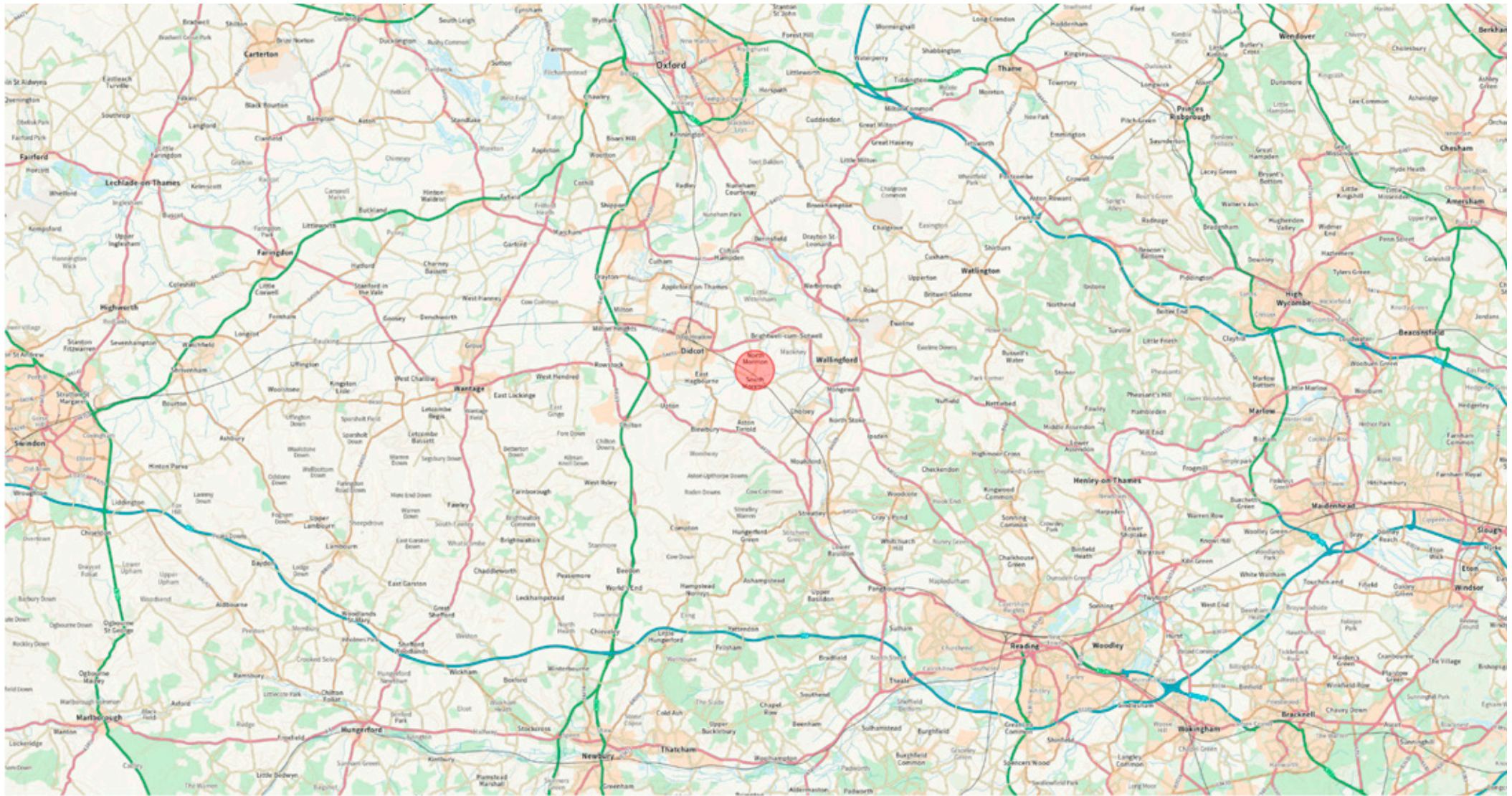
Direction from the north – head east on the A4130 in the direction of Didcot. Turn left on to the Wallingford Road towards North Moreton. Continue along the Wallingford Road and once in the village, turn left on to the High Street which in turn becomes Dunsomer Hill. Lot 3 will then appear on the right hand side after approximately 0.5 miles.

A relevant postcode to the village of South Moreton is OX11 9FD.

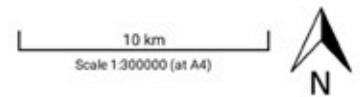
NB: These particulars are as at April 2022. Photographs taken April 2022.







Produced on Apr 21, 2022.
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IMPORTANT NOTICE BCM & Adkin for themselves and the Vendors of this property whose agents they are, give notice that:

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