



NORTH FARM

Wallingford Road, North Moreton, Oxfordshire OX11 9BE



NORTH FARM, WALLINGFORD ROAD, NORTH MORETON, OXFORDSHIRE OX11 9BE

**An appealing 4 bedroom
Farmhouse set in approximately
12 acres, Commercial buildings
(currently let) and a further 3 acres.**

Wallingford 3 miles | Didcot 3 miles (trains to London Paddington 40 mins) | Oxford 12 miles (trains to Marylebone 1 hour)

A handsome, 4-bedroom (1645 sq ft) detached house | Garage, Workshop and Stores | Attractive mature garden with pond | Paddock and larger grass field extending to approximately 11.43 acres | 2 Commercial Buildings let until July 2025 | Further Paddock of approximately 3.06 acres (1.24 ha)

For sale as a whole or in 2 lots by Private Treaty.

Description

North Farm is an appealing smallholding with income producing buildings which could be used for a variety of uses ranging from purely residential with an income stream to an equestrian or agricultural lifestyle purchase.

Lot 1 Dwelling, Outbuildings, Paddock and Field

Coloured pink on the attached plan.

About 12.23 acres (4.94 hectares)

North Farmhouse was built just after the Second World War and is an attractive, brick under tile, detached 4 bedroom home. It has been in the same family ownership since new and has been well maintained and updated over the years.





The accommodation is as shown on the floorplan and includes two reception rooms and a good sized, light and airy kitchen/breakfast room. A study, utility and downstairs cloakroom complete the ground floor.

On the first floor are three bedrooms and a family bathroom with a further bedroom and eaves storage on the second floor.

Outside is an excellent building range providing a garage, large workshop and covered parking area. Lying primarily to the south of the house is the extensive garden which includes, and is surrounded by, a number of mature specimen trees. The grounds include lawn, borders and a wildlife pond (enclosed for safety).

Paddock and Field

To the south of the house is an attractive 2 acre grass paddock enclosed by established hedgerows. To the east is the larger grass meadow of over 9 acres, which provides enormous scope for traditional wildlife meadows or for grazing. The field has a separate access onto the public highway.

Lot 2 Commercial Buildings and Paddock

Coloured blue on the attached plan.
About 3.62 acres (1.46 hectares)

On the other side of the Didcot Road to the Farmhouse are two former farm buildings which are occupied by a window manufacturing company. The buildings and yard are let until 25th June 2025 and the current rental is £30,000 per annum.

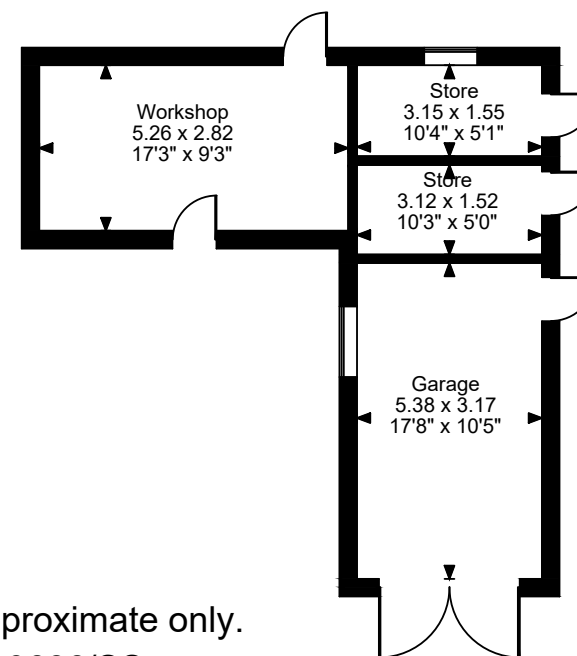
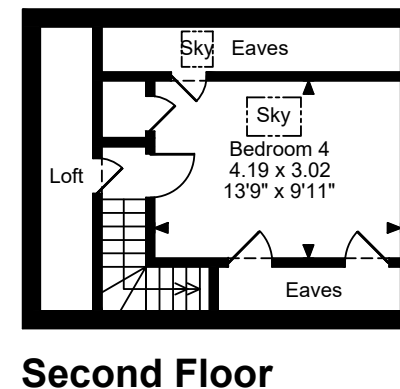
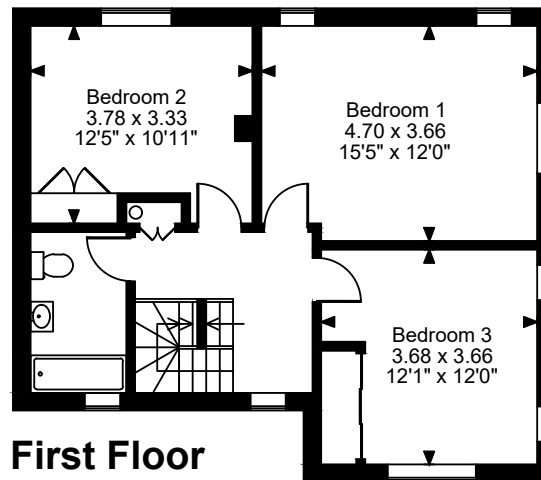
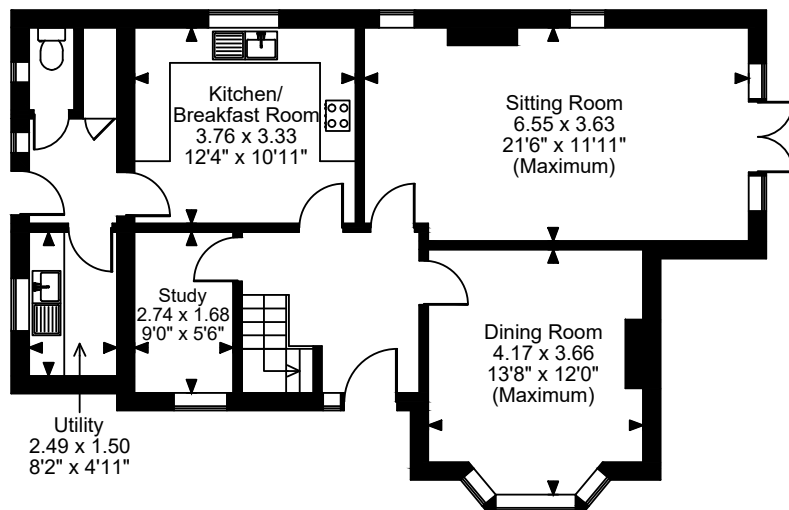
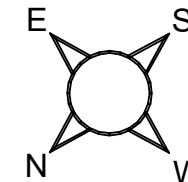
The layout of the buildings is shown on the floor plan and in total they extend to approximately 5,100 sq ft (Gross External). One building is currently used as offices, storage and a trade counter and the second predominantly as storage/assembly.

Adjoining the buildings, but not included within the lease, is a further grass paddock of approximately 3.06 acres (1.23 ha).

Location

North Farm is situated between North Moreton and Brightwell cum Sotwell to the east of Didcot and immediately south of the A4130. Didcot (3 miles) provides a good range of shops and facilities as does Wallingford, also within 3 miles. The University City of Oxford is within 13 miles and mainline train services are available from Oxford and Didcot.

North Farm, Wallingford Road, Didcot
Approximate Gross Internal Area
Main House = 1645 Sq Ft/152 Sq M
Outbuilding = 460 Sq Ft/43 Sq M
 (Including Garage area)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		68
39-54	E	51	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Method of Sale

The Property is offered for sale by Private Treaty as a whole or in up to two lots.

Tenure and Possession

Freehold with vacant possession on completion for Lot 1. Lot 2 is sold subject to the lease of the buildings until 25th June 2025.

Overage

Lot 2 and the eastern field of Lot 1 will be sold subject to an Overage provision providing that in the event of residential development within 30 years of the date of the sale then 30% of the uplift in value, as a result of such development, will be payable to the Vendors or their successors in Title.

Services

Mains water, mains electricity. Oil Central Heating to North Farmhouse. Private drainage.

Wayleave, Easements and Rights of Way

The property is being sold subject to and with 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 quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Fixtures and Fittings

Carpets and light fittings at the property are included.

Local Authority

South Oxfordshire District Council.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or

any right attached to it, becomes a chargeable supply for purposes of VAT, such tax will be payable in addition.

Health & Safety

We ask you to be as vigilant as possible when viewing for your own personal safety.

Viewings and Further Information

Please contact:

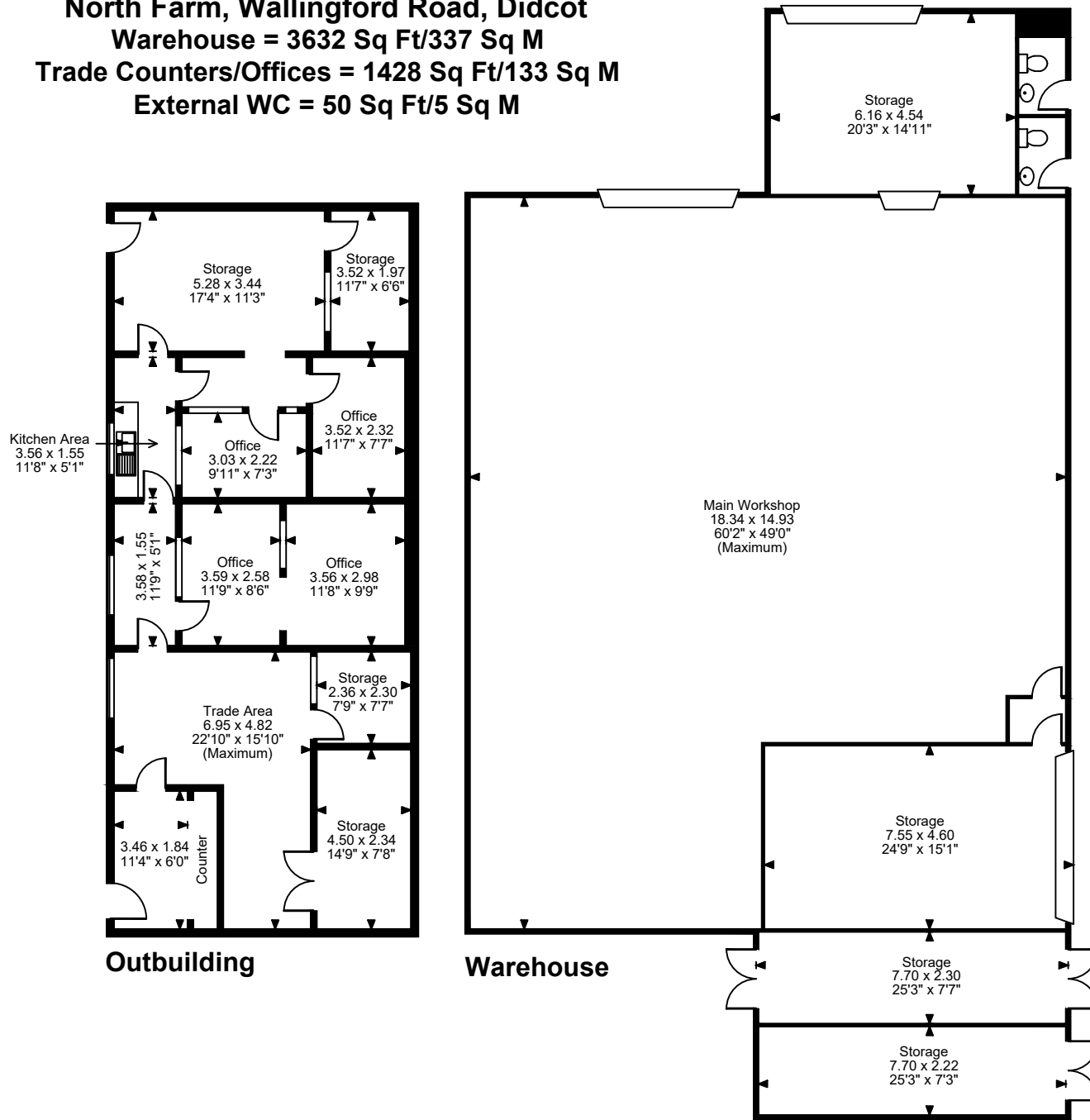
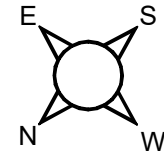
Jeremy Loxton or Kevin Prince on 01235 862888 or alternatively by e-mail at: jeremy.loxton@adkin.co.uk kevin.prince@adkin.co.uk

Directions

From Didcot take the A4130 towards Wallingford. North Farmhouse will be found on the right hand side before reaching Brightwell cum Sotwell. The farmhouse drive is at What3Words location [///rooms.blueberry.insulated](#)



North Farm, Wallingford Road, Didcot
Warehouse = 3632 Sq Ft/337 Sq M
Trade Counters/Offices = 1428 Sq Ft/133 Sq M
External WC = 50 Sq Ft/5 Sq M



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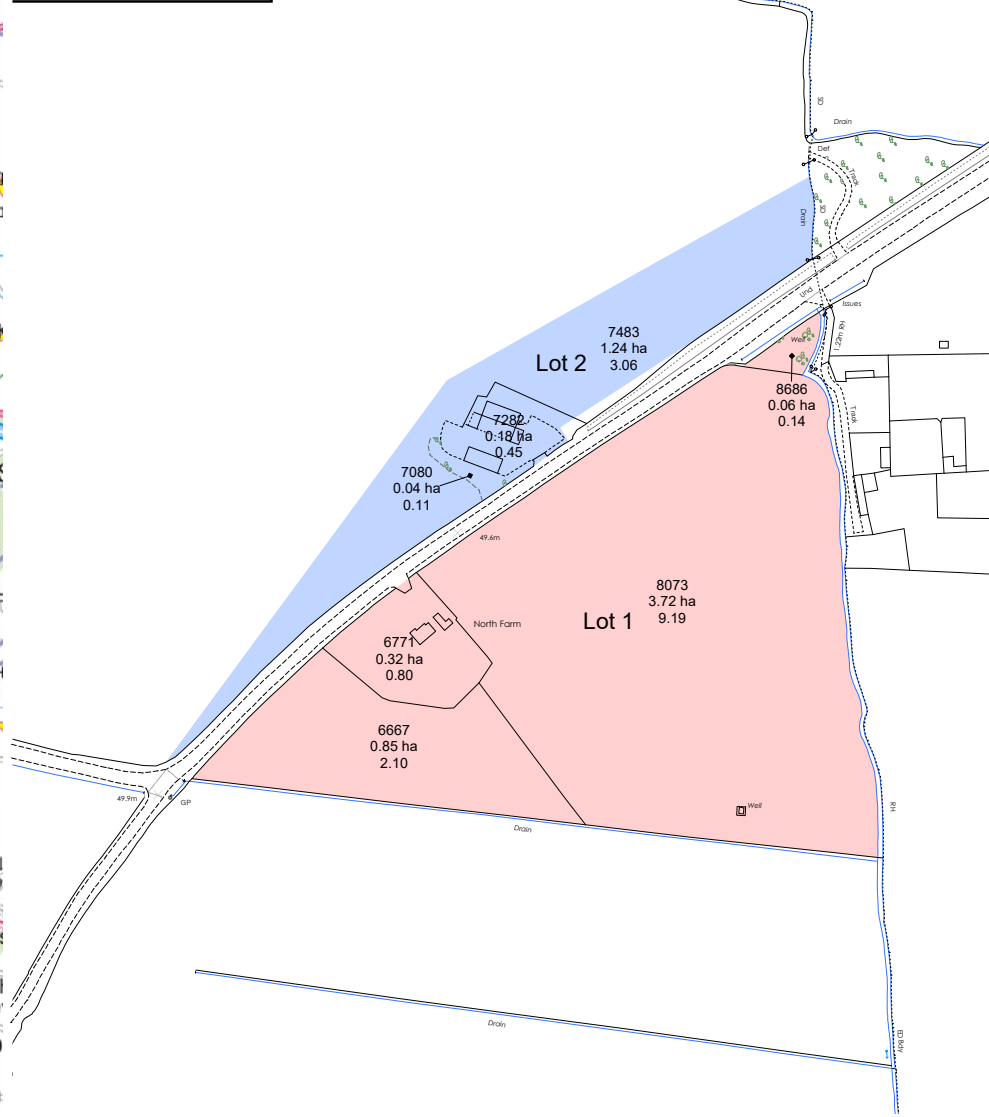


North Farmhouse

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Not to Scale - For Identification Only

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