







Land off the west side of Ardley Road, Ardley Road, Ardley, Bicester, Oxfordshire, OX27 7PF

Guide Price £250,000

A strategically positioned parcel of land located between the Oxfordshire villages of Ardley and Fewcott with development and alternative use potential (subject to planning).

Extending to approximately 6.73 acres (2.72 hectares).

Location
The land is situated respectively between the Oxfordshire villages of Ardley and Fewcott, and benefits from three separate access points from the public highway. Both Ardley and Fewcott provide a basic range of local amenities, with the market town of Bicester (4 miles southeast) offering a wide variety of everyday services, amenities, and employment opportunities.

The land benefits from excellent road links with the A43 and B4100 in immediate proximity, and Junction 10 of the M40 situated approximately 1 mile northeast. Bicester and Milton Keynes provide access to mainline railway services running to London Euston, London Marylebone and Birmingham New Street.

The location is shown on the plan.

Description
The land is a single enclosure of permanent pasture extending to 6.73 acres (2.72 hectares) or thereabouts and benefits from three access points off of the public highway: Somerton Road, Ardley Road and Orchard Road. The land benefits from a mixture of post and wire stock fencing and mature hedgerow and tree boundaries throughout. The property is relatively level, with a well situated within the property. It is understood that the land is designated within the Cherwell Conservation Area.

According to Natural England, the land is classified as Grade 3 on the Agricultural Land Classification maps, being free draining lime-rich loamy soils with moderate fertility.

The land is being marketed as agricultural but could be suited to equestrian use or alternative uses subject to obtaining the necessary planning consents.

Services
It is understood that the property does not benefit from any services. There is a well located in the property which has historically been used to pump water to supply the land.

Purchasers should make their own enquiries regarding the location of the mains service supplies. The cost of providing such services to the site will be at the purchaser's own expense.

Tenure & Possession
The land is being sold Freehold from Title Number ON289027. The intention is to exchange and complete as soon as practically possible. Vacant possession will be given upon completion.

Easements, Wayleaves & Rights of Way
The property can be accessed via three separate access points: one from Orchard Road, one from Ardley Road and one from Somerton Road, with a gateway providing access into the land.

There are several public rights of way crossing the property from south to north.

The land is sold subject to and with the benefit of all easements, wayleaves and rights of way that may exist at the time of the sale whether disclosed or not.

Sporting & Mineral Rights
Where Sporting and Mineral Rights are owned, they will be included in the sale.

Overage Clause
The property will be sold with an overage clause to reserve 30% of any uplift in value attributed to each and every change of use or planning permission for a period of 30 years on the land. For the avoidance of doubt, the overage will not be triggered by any agricultural, equestrian or forestry use. Full details will be provided within the legal documentation.

Method of Sale
The property will be offered for sale by private treaty and interested parties should submit their offers to the agent's Towcester office.

The vendors reserve the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from the sale without prior notice.

Local Authorities
Cherwell District Council: 01295 227001
Western Power Tel: 0800 6783 105
Anglian Water Tel: 03457 919 155

Viewing
Viewing is unaccompanied by prior notification and only during daylight hours within reasonable times, with a copy of the brochure to hand.

Neither the vendor or the selling agent is responsible for the safety of those viewing the property and persons taking access do so entirely at their own risk. Please inform Howkins & Harrison of timings for proposed visits through the agent's Towcester office on 01327 397979, or email tayla.cave@howkinsandharrison.co.uk

What3Words
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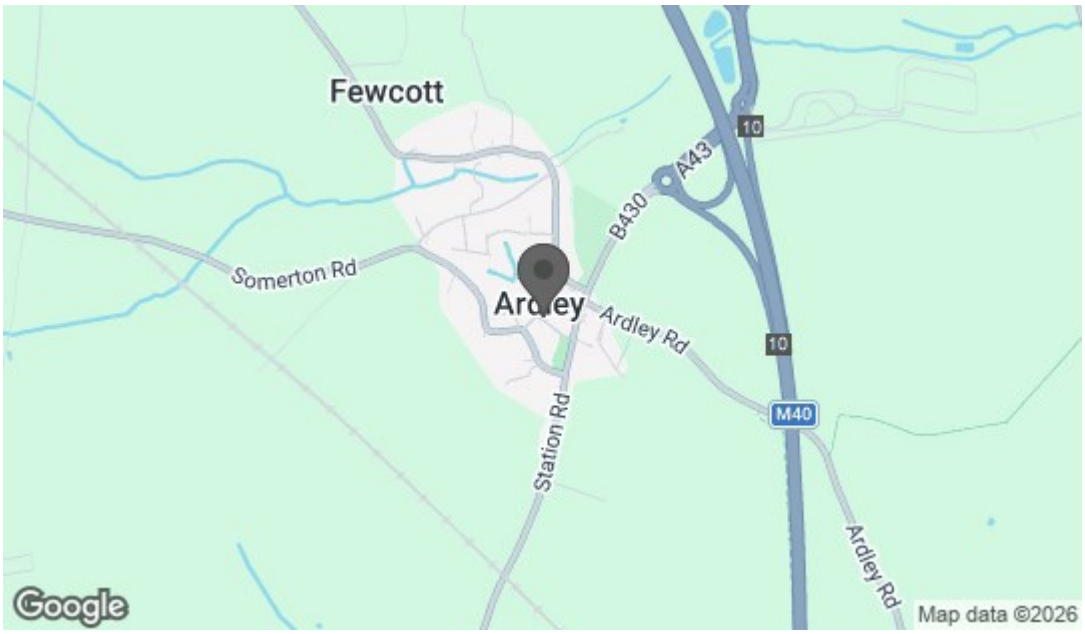
Anti Money Laundering Regulations
Under the Money Laundering Directive (S12017/692) we are required to take full identification (e.g. photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.

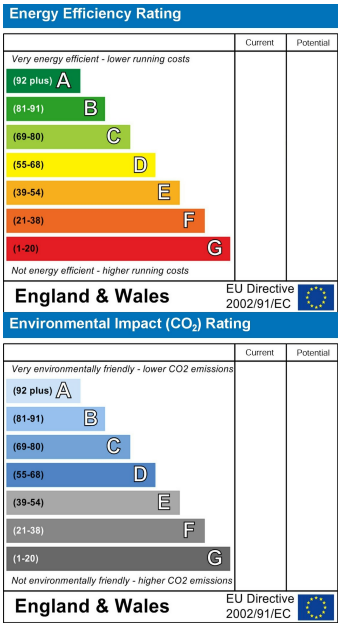
Plan, Area & Description
The plan is for identification purposes only.

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions.

AMC
If you would like to discuss financing a purchase of agricultural land, please speak to one of our Agricultural Mortgage Corporation, AMC Agents (Tayla Cave or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.


Fewcott
Somerton Rd
Ardley
Station Rd
A43
M40
Ardley Rd
Google
Map data ©2026 Google


Fewcott
Somerton Rd
Ardley
Ardley Rd
B430
A43
10
10
M40
Station Rd
Ardley Rd
Google
Map data ©2026


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC
Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC