



Land at Blackthorn Hill

Blackthorn Hill, Ambrosden

**Carter Jonas**

# Land at Blackthorn Hill Ambrosden OX25 1TL

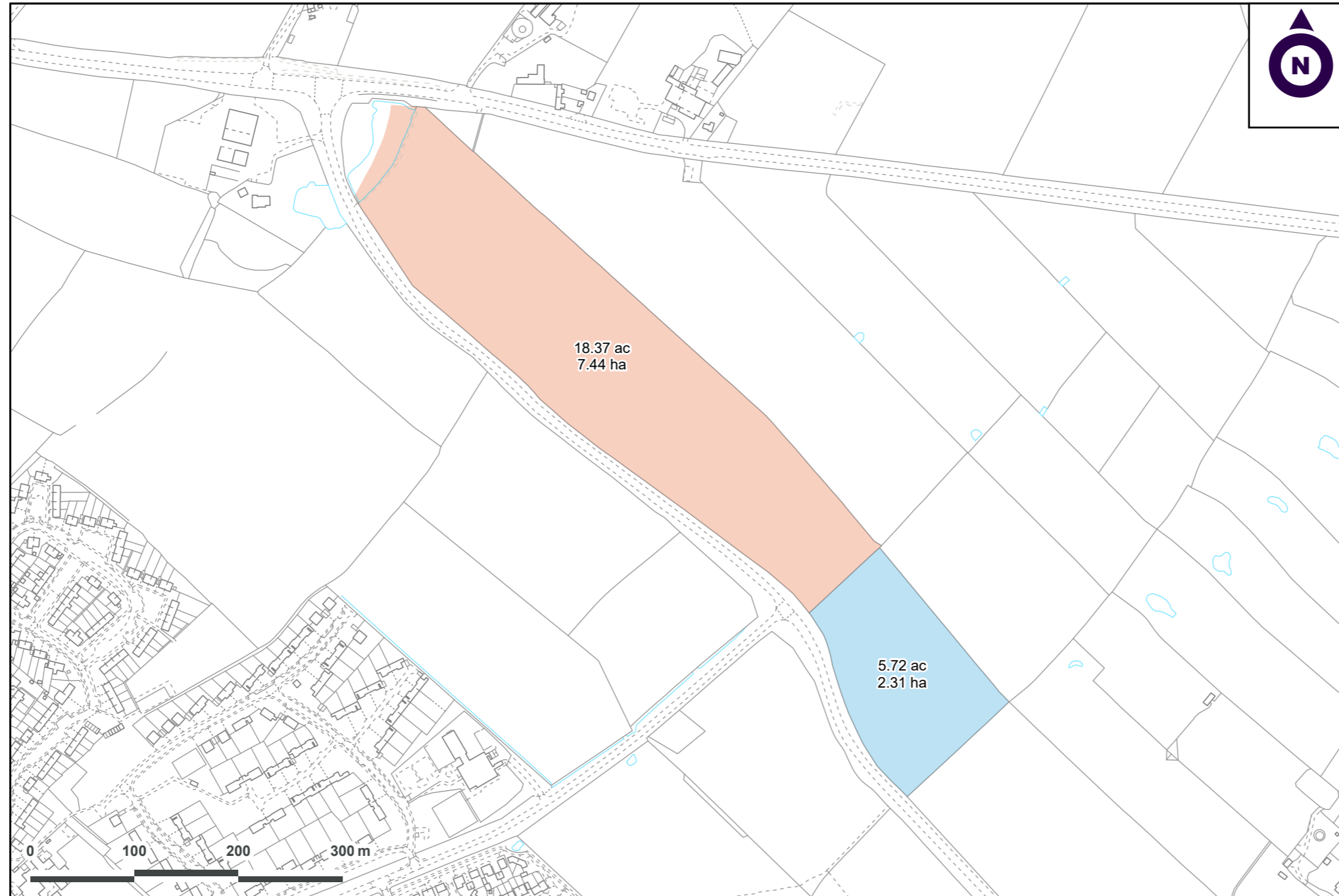
## Well located land with PD consent for an agricultural building.

The land at Blackthorn Hill provides two parcels of pastureland on the outskirts of Ambrosden. The land has access via the B4011 with the larger parcel (Lot 1 in Pink) is in an arable rotation and includes part of a pond whilst the smaller parcel (Lot 2 in Blue) is in pasture.

There is a PD consent for the erection of an agricultural barn on Lot 1.

In all extending to 24.09 acres (9.75 ha)

For sale by private treaty as a whole or in 2 lots..



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### Location

The property is located to the southeast of Bicester (1.7 miles) and on the edge of the village of Ambrosden (less than 1 mile).

Train stations are found in Bicester with services to London Marylebone (1h). The A41 and M40 are nearby to the property, providing good access to Bicester and London.

### Amenities

Shops, a primary school, public houses and a church are all available in the village of Ambrosden. Further amenities, such as larger shopping centres and schools are available in the nearby town of Bicester.

### Land

The land extends to 24.09 acres (9.75 ha) and has direct access from the B4011.

Suitable for a variety of uses, subject to planning Lot 1 (Pink) extends to some 18.37 acres (7.44 ha) of land in an arable rotation and includes half a pond to the westerly end. Lot 2 (Blue) is in pasture and provides some 5.72 acres (2.31 ha) with hedged boundaries.

Both parcels have their own separate road access points.

The land is level, well managed and classified as a mix of Grade 3 and Grade 4 and is further designated as having predominantly slowly permeable base-rich loamy and clayey soils.

## Method of Sale

For sale by private treaty as a whole.

## Tenure & Possession

The property will be sold with vacant possession

## Overage

It is anticipated that an overage will be placed on the land on disposal and purchasers should give consideration to this in any approach.

## Services

We have not undertaken our own investigations but understand that no mains 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.

## Planning

There is prior approval for a New Grain Store under reference 24/00904/AGN from Cherwell District Council. The build has to be completed prior to 03 April 2029.

## 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 Authority

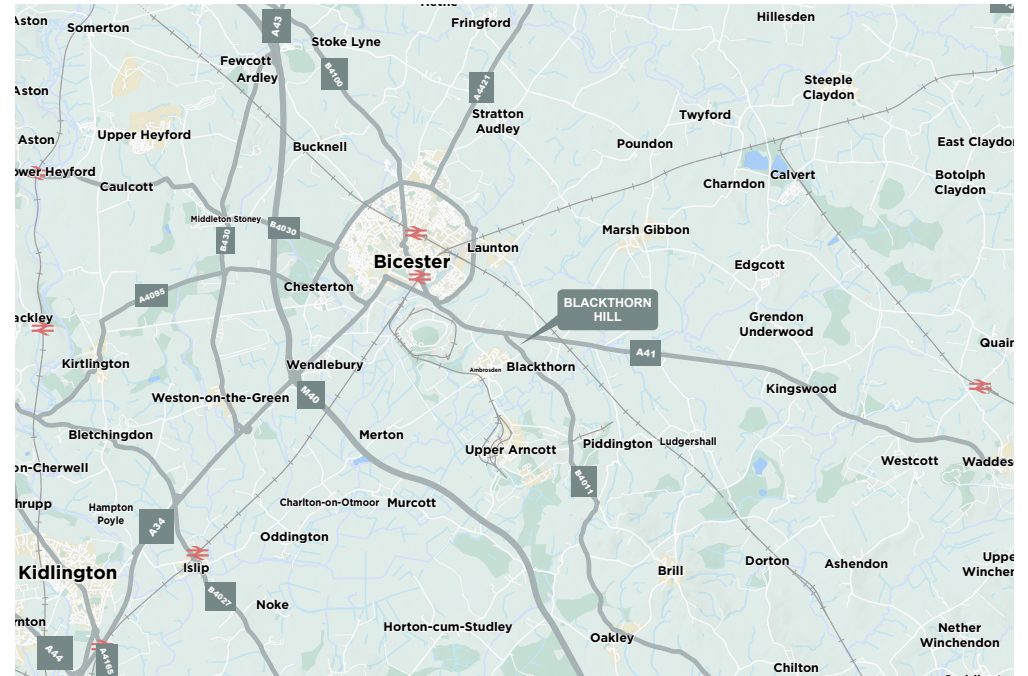
Cherwell District Council  
<https://www.cherwell.gov.uk/>

## Viewings

Interested parties may view the property unaccompanied with details to hand upon prior notification to the selling agent.



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## Oxford

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## Important Information

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