



MANOR FARM
LOWER HEYFORD, BICESTER, OXFORDSHIRE





MANOR FARM

Lower Heyford, Bicester, Oxfordshire

*Bicester 7 miles; Banbury 10 miles; Oxford 15 miles
(All distances are approximate)*

A RARE TO THE MARKET OPPORTUNITY TO PURCHASE A WELL-PRESENTED COMMERCIAL FARM IN A DESIRABLE AREA OF NORTH OXFORDSHIRE

Grade 3 arable land with some permanent pasture

Attractive range of Grade II Listed traditional buildings

Accessible fields with significant road frontage

Large, easily-worked field parcels

Range of former livestock buildings

TOTAL ACREAGE 554.33 ACRES (224.33 HECTARES)

FOR SALE AS A WHOLE OR IN TWO LOTS

These particulars are only a guide and must not be relied on as a statement of fact.

Your attention is drawn to the Important Notice on the last page of text



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www.bidwells.co.uk/ruralagency



Introduction

Manor Farm offers the opportunity to acquire an attractive, commercial arable holding, located in the highly desirable north Oxfordshire countryside.

Location

Lower Heyford is an attractive village typical of north Oxfordshire. The village benefits from a vibrant local community with a sports and social club. A mainline railway station provides direct services to central London.

The ever-popular Soho Farmhouse members club lies within easy reach being only five miles distant along with the desirable Cotswold Town of Chipping Norton, approximately 10 miles to the west.

Manor Farm is approximately seven miles west of Bicester. Bicester is a large regional centre experiencing significant growth and provides easy access to the M40, A34 and national road infrastructure.

The land benefits in part from a south westerly aspect sloping down to the Oxford Canal and Cherwell River. The elevated position provides fantastic views over the former Wychwood Forest and Blenheim Estate.

The majority of the land is situated to the south of the B4030 with one block to the north east, between the B4030 Station Road and Port Way.

The land has a number of direct access points off the B4030, Port Way Road and Station Road. All are suitable for modern farm machinery. The remainder of the land is served by two internal tracks and capable of accommodating all forms of farm machinery.

The Property

The property is being offered as a whole or in two lots set out in the table below;

Lot	Description	Acres	Hectares
Lot 1	Land at Manor Farm	326.05	131.95
Lot 2	Land at Manor Farm	228.28	92.38
Total		554.33	224.33



Farming

The land has been farmed under a farm business tenancy on a typical arable rotation. Vacant possession will be provided on expiry of the existing tenancy agreement (29th September 2026).

The typical cropping has included a rotation of winter wheat, beans, oilseed rape, and spring barley. However, the land would be capable of growing a wider range of arable and fodder crops. The cropping history is available from the selling agent.

The Land

The majority of the land is classified as Grade 3 on the Provisional Agricultural Land Classification Map, with some Grade 4 nearer the River Cherwell. Its freely draining lime-rich loamy soils enable a wide range of spring and autumn-sown cereals and other crops including grass and maize.

The property extends to 554.33 acres (224.33 hectares) in all and comprises approximately 476.08 acres (192.66 hectares) of arable land, 61.54 acres (24.90 hectares) of permanent pasture and 14.97 acres (6.06 hectares) of woodland. The balance comprises the existing and buildings and their immediate curtilage.

LOT 1 - 326.05 acres (131.95 hectares)

(as shown outlined red on the sale plan)

The land comprises 248.36 acres (100.51 hectares) of arable land, 61.54 acres (24.90 hectares) of permanent pasture and 14.97 acres (6.06 hectares) of woodland and benefits from a steel portal framed open fronted general store and an attractive Grade II listed range of traditional buildings known as “Cold Harbour”.

The land has multiple independent accesses from the B4030 which provides effective access to the wider holding and is divided into extensive field parcels which are easily worked by modern farm machinery.

The permanent pasture provides useful seasonal grazing and hay meadows and is located adjacent to the Oxford Canal and River Cherwell. Access is via a canal bridge and level rail crossing. We understand that appropriate rights of access exist whilst both crossings fall outside of the ownership.





LOT 2 - 228.28 acres (92.38 hectares)

(as shown outlined blue on the sale plan).

The land comprises arable land extending to 227.72 acres (92.16 hectares) and a range of farm buildings extending to 0.55 acres (0.22 hectares).

There is direct access onto the B4030 and the Portway Road which provides suitable access to the wider holding.

The arable land is divided into large workable field parcels bounded by mature hedgerows all are suitable for modern arable agriculture.

The farm buildings comprise of a traditional Dutch barn constructed of an iron frame under a corrugated metal sheet roof and cladding with concrete floor, a steel portal framed lean-to under a corrugated metal sheet roof with concrete floor, and a concrete portal framed general-purpose store with concrete floor. The buildings benefit from a direct access onto the B4030.





Additional Land



Additional Land – 100.57 acres (40.70 hectares)

(as hatched green on the sale plan)

This land may be available by separate negotiation; please contact the selling agent to discuss.

The land is located to the north east of the farm located between the B4030 and Station Road. This lot comprises arable land extending to 100.57 acres (40.70 hectares). There is direct access onto the B4030, Station Road and Port Way. The land is one large workable arable field bounded by mature hedgerows and is suitable for modern farming.

Retained Land

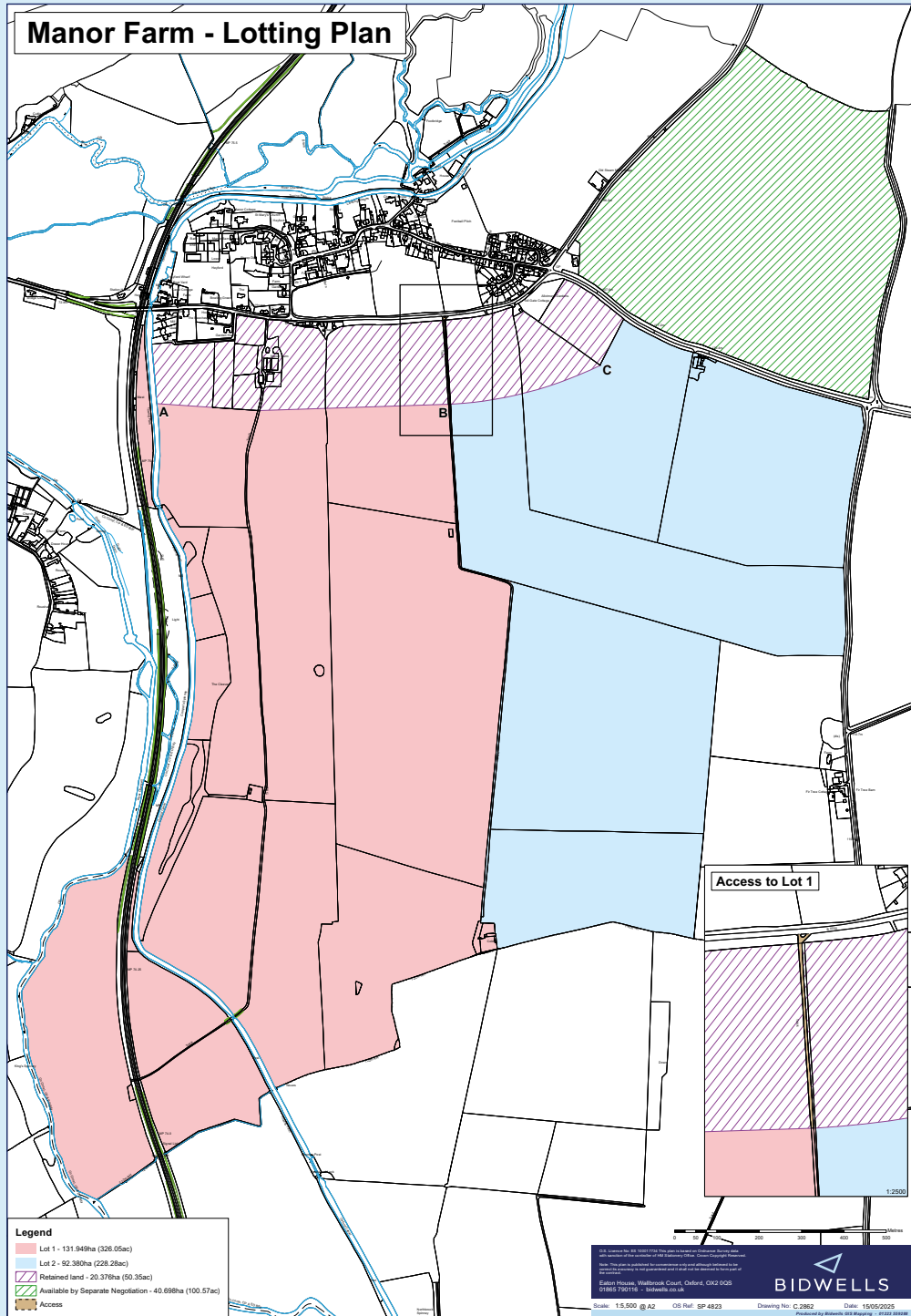
(as shown hatched purple on the sale plan)

The land and buildings are to be retained by the Vendor. A right of way will be granted over the track as shaded brown on the sale plan for access to Lot 1. The area comprises a range of modern agricultural buildings, yard space and additional land extending to approximately 50.35 acres (20.38 hectares). The Vendor will consider proposals for the Purchaser(s) to occupy the land and buildings under a long-term farm business tenancy.

The Vendor will fence the boundary between the points marked A, B and C on the sale plan.



Lot 1





General Information

Environmental Schemes

The land has been entered into environmental stewardship schemes in the past, but there are no current schemes in place.

Method of Sale

The property is to be sold by private treaty.

Tenure and Possession

The property is currently let under a Farm Business Tenancy which expires on 28th September 2026.

The freehold of the property is offered for sale with vacant possession on completion and on the expiry of the Farm Business Tenancy.

Overage Provision

The sale will be subject to an overage provision for 30% of any uplift in value of the property as a consequence of any planning permission or implementation of permitted development rights for any change of use, over and above the existing use, for a period of 40 years.

The payment will be triggered on the implementation of planning permission or permitted development rights or (if earlier) disposal with the benefit of planning permission. This includes, but is not limited to, residential, commercial, renewable energy schemes or biodiversity net gain schemes.

Further details are available from the selling agent.

Registered Title

The property is registered under part of title numbers ON265649, ON265650 and ON265660.

Wayleave, Easements and Rights of Way

The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not. The property is subject to several public rights of way. A plan showing these is available upon request.

A right of access will be granted along the track as shaded brown on the sale plan across the Vendor's retained land.

The Purchaser(s) will be deemed to have full knowledge and will have satisfied themselves as to the provisions of any such matters affecting the property.

Sporting, Minerals and Timber

Rights of sporting, mineral and timber are included in the sale insofar as they are owned.

Environmental Designation

The property is situated in a surface water Nitrate Vulnerable Zone.

Areas of the holding adjoining the River Cherwell and Oxford Canal are situated within a Flood Risk Zone 2 & 3.

Value Added Tax (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 the purposes of VAT, such tax will be payable in addition.

Local Authorities

The property is located within the jurisdiction of the Cherwell District Council.

Cherwell District Council
Bodicote House
Bodicote
Banbury, OX15 4AA

W: www.cherwell.gov.uk
T: 01295 227 001

Boundaries

The Vendor and the Vendor's agent will do their best to specify the ownership of the boundary hedges, fences and ditches but will not be bound to determine these.

The Purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

Solicitors

Loxley
Langford Mill, Kingswood, Wotton-under-Edge,
Gloucestershire, GL12 8RL

Ref: Pierre Bell

Viewings

Viewing and access to the property is strictly by appointment with Bidwells.

Please contact Bidwells Rural Agency on:
01865 953 080.

Information Pack

Additional information on Manor Farm is available from the selling agent.

Postcode

A nearby postcode for the property is OX25 5PA.

what3words

The location of the entrance to the Land at Manor Farm is: ///stub.assume.recent (Lot 1), ///studs.long.habits (Lot 2) and ///misfits.sourcing.rummage (Lot 2).

The location of the entrance to the Land at College Farm is: ///loved.acrobats.factually, ///tangent.rinses.kipper, ///decks.inhales.unlocking and ///rungs.fluffed.newsprint.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, as amended in 2019, once an offer is accepted, the Purchaser(s) will be required to provide any information requested to assist Bidwells in undertaking the necessary due diligence checks. This is a legal requirement.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The Purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

Health and Safety

For your safety, we kindly ask prospective Purchaser(s) to remain vigilant and exercise caution when undertaking inspections, which should be made by prior appointment and conducted during daylight hours.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in July 2025. Only those fixtures and fittings described in the sale particulars are included in the sale.

Date

These details were produced in May 2025.

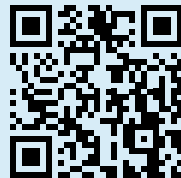
360 View

Please scan the QR Code:



Aerial Video

Please scan the QR Code:



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Oxford, OX2 0QS

T: 01865 953080



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