



BRITCHCOMBE FARM
UFFINGTON, OXFORDSHIRE

webbpaton

BRITCHCOMBE FARM

Uffington, Oxfordshire, SN7 7QJ

Wantage – 7 miles

M4 J14 – 12 miles

(Distances are approximate)

GUIDE PRICE: £3,250,000

Available as a whole or up to five lots

Lot 1 – Farmhouse, Dovecote, farm buildings, campsite, grassland and woodland, extending to 142.33 acres in total

Lot 2 – 59.77 acres of predominantly arable land

Lot 3 – 86.45 acres of predominantly arable land

Lot 4 – 17.79 acres of grassland (School House Field)

Lot 5 – 2 New Cottages, Uffington

“AN IDYLIC MIXED FARM IN A PEACEFUL, YET VERY ACCESSIBLE LOCATION, JUST BELOW UFFINGTON WHITE HORSE IN THE NORTH WESSEX DOWNS AONB”

Introduction

Britchcombe Farm is situated in the Vale of White Horse on the B4507 between Ashbury and Wantage, located 1 mile from the sought-after village of Uffington and ¼ mile from the Lambourn Downs and historic Ridgeway National Trail. The famous Uffington White Horse and Castle are situated just above the farm.

Britchcombe Farm is a picturesque mixed farm benefiting from spectacular views across the surrounding countryside. It extends to approximately 306.33 acres in total, comprising a five bedroom Farmhouse, a range of farm buildings and a popular campsite with tea rooms. The property includes the Dovecote, a two bedroom dwelling, within the farmyard and a three bedroom cottage in the village of Uffington, known as 2 New Cottages.

Britchcombe Farm has been farmed by the Seymour family since the 1930s and features as a model farm of that era in Pendon Museum at Long Wittenham.

LOT 1 – GUIDE £1,750,000

Lot 1 extends to approximately 142.33 acres in total and includes the Farmhouse, Dovecote, farm buildings and established campsite.

Land

The grassland extends to 104.81 acres of Grade 3 and 4 free draining land over chalk and is a mix of gently undulating land suitable for cutting and steep banks for grazing. The woodland extends to 34.38 acres. Uffington Wood and Fawler Coombes form part of the White Horse Hill SSSI. The land benefits from various road accesses, direct onto the B4507.

Campsite

Over 33 acres of attractive grassland (Cross Roads Piece, Shiplands Campsite, Plumtree, Ashtree Corner, Longthong and the paddock to the front of the tea rooms) have been used as a successful seasonal campsite (Easter – October) for caravans, motorhomes and tents for over 30 years. On a summer’s weekend the campsite can see many hundreds of visitors staying, with loyal customers returning year after year. It provides a great opportunity to further expand an already thriving enterprise.

The campsite facilities include a tea room and basic toilet/shower block in the farmyard. There are electric hook ups available in the paddock in front of the tea rooms. In addition, there is a certificate of lawful use in place for stationing of a residential caravan in the south east corner of Plumtree, providing further accommodation opportunities.



LOT 1 & 2



LOT 1



LOT 1



LOT 1

Britchcombe Farmhouse

Britchcombe Farmhouse is a striking period property offering huge potential to create a charming family home. The Farmhouse was built in 1622 and later redeveloped in the 1960s. The property is constructed of red brick under a slate tile roof with timber frame windows and would benefit from modernisation.

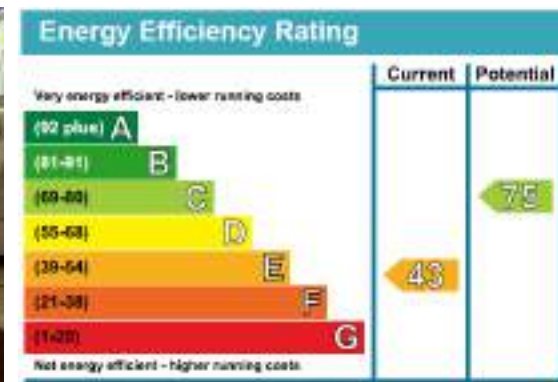
The ground floor accommodation comprises three reception rooms, two utility/store rooms, kitchen, study and w/c. The first floor accommodation comprises five bedrooms and a family bathroom. The floor area of Britchcombe Farmhouse extends to approximately 2,454ft² (228m²).

The Farmhouse benefits from a separate access and is approached by a gravel driveway, with parking to the front of the property. The Farmhouse is situated in a peaceful location, on the edge of the farmyard, overlooking the grass paddock and tea rooms currently used in conjunction with the campsite. The Farmhouse benefits from a mature, spacious garden to the side and rear.

Approximate Green Internal Area
2454 sq ft - 229 sq m



Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.



The Buildings

Tea Rooms – A converted traditional former stable block comprising red brick elevations with painted wooden windows and doors under a clay tile roof. The main building measures approximately 11.10m x 5.24m. It contains kitchen facilities, seating area and storage. It also contains shower and WC facilities for the campsite. Both water and electric are connected.

It has been run as the successful Teapot Tearoom and Gardens for a number of years and has capacity for 20 people in the cosy tea room with additional outdoor seating in the paddock to the front. It attracts numerous visitors from the Ridgeway National Trail, Uffington White Horse, the campsite and surrounding area.

Timber Machinery Store – Enclosed building comprising timber frame with timber clad elevations under a corrugated sheeting roof with concrete floor, measuring approximately 25.20m x 8.32m, located on the edge of the paddock to the front of the tea rooms. The building features a sliding metal door and set of double folding doors. Electric is connected. Change of use has been granted under Class R Permitted Development Rights, allowing flexible commercial use. This provides many future opportunities for an alternative use to compliment the campsite, or as a stand-alone enterprise, such as farm shop, café, leisure or camping-related facilities.

Cattle Shed – Comprising half concrete block elevations with tin cladding above, under a corrugated sheeting roof with concrete floor, measuring approximately 31.22m x 26.85m. Water and electric are connected.

Dutch Barn with Lean-to – Comprising part concrete block walls with tin cladding above, under a corrugated sheeting with concrete floor, measuring approximately 28.87m x 12.07m. The building contains internal grain bins, and electric and water are connected.

Stables – Comprising red brick elevations under a corrugated sheeting roof with concrete floor, split into various loose boxes and storage areas, measuring approximately 23.04m x 8m in total. Electric is connected.

Romney Hut 1 – Comprising tin elevations with earth floor, measuring approximately 29.05m x 10.70m. Electric is connected.

Romney Hut 2 – Comprising tin elevations with earth floor, measuring approximately 28.72m x 10.61m. Electric is connected.

Log Shed – Comprising concrete block elevations to 1m with tin cladding above, under a corrugated sheeting roof, with earth floor, measuring approximately 21.46m x 9.43m. Electric is connected.

Battery Shed – Comprising part concrete block, part timber clad elevations under a tin roof with concrete floor, measuring approximately 9.84m x 5.48m. Electric is connected.

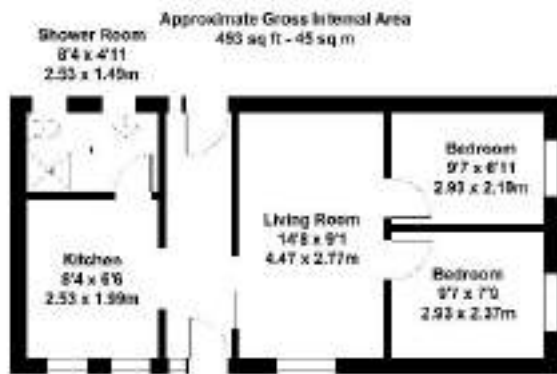
LOT 1



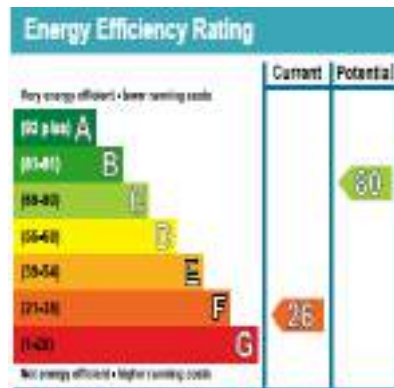
The Dovecote

The Dovecote is a delightful, period Grade II listed property on the edge of the farmyard. It is constructed of red brick under a slate tile roof and was converted in 1994 to single storey living accommodation, comprising of living room, two bedrooms with the kitchen and shower room in an adjoining cabin. The floor area of the Dovecote extends to approximately 493 ft² (45m²). It offers huge potential to be an attractive home but requires substantial modernisation to be used as a dwelling. The second floor/loft area of the building is currently unconverted.

A retrospective planning and listed building consent application has been submitted to the VWHDC to formalise the conversion of the Dovecote as a dwelling, under reference numbers P20/V1739/FUL and P20/V1740/LB and is awaiting a decision.



Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.



LOT 2 – GUIDE £550,000

Lot 2 extends to approximately 59.77 acres of gently sloping Grade 2 and 3 free draining loamy agricultural land. Arranged as four parcels, there is 55.54 acres of productive arable land, used to grow a range of cereal crops and 4.13 acres of steep grassland suitable for grazing. The land benefits from direct road access onto B4507 and there is a natural water supply available on the western boundary of Fish Pond Bank.



LOT 2

LOT 3 – GUIDE £695,000

Lot 3 extends to approximately 86.45 acres of undulating productive arable land spilt over two parcels. Predominantly classified as Grade 3 free draining land over chalk. 61.59 acres is productive arable land, used to grow a range of cereal crops, whilst the remaining 24.86 acres is former arable land now reverted to grass. The land borders the Ridgeway National Trail, which provides access. There is an additional access via a right of way over the neighbouring Uffington Castle.



LOT 3

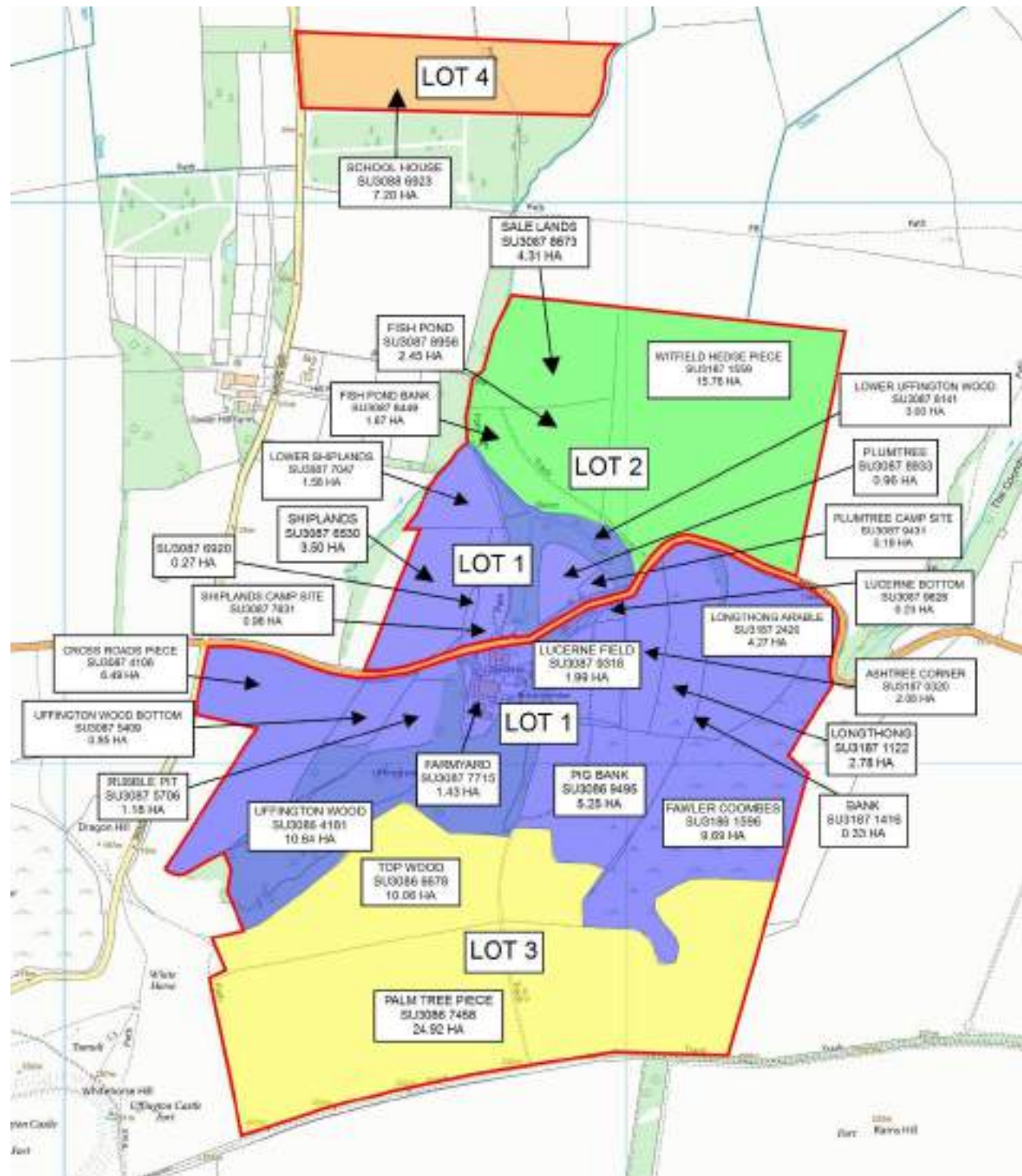
LOT 4 – GUIDE £135,000

Lot 4 is off-lying from the main farmstead, located approximately ½ mile from the village of Uffington. It extends to approximately 17.79 acres of grassland in one parcel, classified as a mix of Grade 3 and 4, free draining loamy soil. The land benefits from direct road access onto Broadway Road and water is connected.



LOT 4

Lot	Name	Field Parcel	Use	Ha	Ac	2016-2020 Cropping
1	Lower Shiplands	SU3087 7047	Permanent Pasture	1.58	3.91	
	Shiplands	SU3087 6530	Permanent Pasture	3.50	8.64	
		SU3087 6920	Woodland	0.27	0.67	
	Shiplands Camp Site	SU3087 7631	Permanent Pasture	0.96	2.36	
	Lower Uffington Wood	SU3087 8141	Woodland	3.00	7.41	
	Plumtree Camp Site	SU3087 9431	Permanent Pasture	0.19	0.47	
	Plumtree	SU3087 8933	Permanent Pasture	0.96	2.38	
	Long Thong Arable	SU3187 2420	Permanent Pasture	4.27	10.54	
	Long Thong	SU3187 1122	Permanent Pasture	2.78	6.87	
	Ashtree Corner	SU3187 0320	Permanent Pasture	2.08	5.15	
	Pig Bank	SU3086 9495	Permanent Pasture	5.25	12.97	
	Uffington Wood	SU3086 4181	Woodland	10.64	26.30	
	Lucerne Bottom	SU3087 9626	Permanent Pasture	0.23	0.58	
	Lucerne Field	SU3087 9318	Permanent Pasture	1.99	4.93	
	Cross Roads Piece	SU3087 4106	Permanent Pasture	6.49	16.03	
	Fawler Coombes	SU3186 1596	Permanent Pasture	9.69	23.94	
	Uffington Wood Bottom	SU3087 5409	Permanent Pasture	0.95	2.34	
	Rubble Pit	SU3087 5706	Permanent Pasture	1.18	2.91	
	Bank	SU3187 1416	Permanent Pasture	0.33	0.80	
	Farmyard & other misc areas	SU0387 7715	Farmyard	1.27	3.14	
2	Sale Lands	SU3087 8673	Arable	4.31	10.64	W Barley, W Barley, S Barley, W Barley, S Barley
	Fish Pond	SU3087 8956	Arable	2.45	6.06	W Barley, W Barley, S Barley, W Barley, S Barley
	Fish Pond Bank	SU3087 8449	Permanent Pasture	1.67	4.13	
	Witfield Hedge Piece	SU3187 1559	Arable	15.76	38.94	W Barley, W Barley, S Barley, W Barley, S Barley
3	Top Wood	SU3086 6678	Permanent Pasture	10.06	24.86	
	Palm Tree Piece	SU3086 7458	Arable	24.92	61.59	S Barley, S Barley, W Oats, W Wheat, W Wheat
4	School House	SU3088 6923	Permanent Pasture	7.20	17.79	
			Total	123.97	306.33	



LOT 5 – GUIDE £120,000

2 New Cottages, Uffington, SN7 7RP

2 New Cottages is located in the centre of the charming village of Uffington. It comprises a semi-detached cottage constructed of red brick and timber cladding under a clay tile roof with UPVC double glazed windows. It was built in the 1970s and the accommodation comprises kitchen, dining room, living room, family bathroom and three bedrooms extending to approximately 1130 ft² (105m²). It benefits from a single storey garage, additional parking to the front and side and an enclosed garden to the rear. The property has been well maintained.

2 New Cottages is occupied by a former farmworker who is a protected occupier with security of tenure under the Rent (Agriculture) Act 1976. No rent is currently passing but a fair rent application has been submitted to the Valuation Office.



ADDITIONAL INFORMATION

Method of Sale: The property is offered for sale freehold with the benefit of vacant possession subject to the existing tenancies.

Basic Payment Scheme: The Land is registered on the Rural Land Register and BPS is claimed for. There are 106.26 entitlements included with the sale. The BPS payment for the current year will be retained by the vendor. The vendor will transfer the entitlements to the purchaser(s).

Higher Level Stewardship: The land is subject to a HLS agreement that expires on 31st August 2022 with an annual payment of £10,405. The vendor will transfer the HLS agreement to the purchaser(s), further details are available from WebbPaton.

Farming Arrangements: The arable land is farmed in-hand under a Contract Farming Agreement that terminates following harvest 2020. The arable land will continue to be farmed in hand until completion. The grassland is grazed on flexible grazing agreements.

Ingoing valuation: In addition to the purchase price the purchaser will be required to pay for:

1. Growing crops and all beneficial cultivations, sub soiling and acts of husbandry since the 2020 harvest at current CAAV rates or contract rates where applicable;
2. Seed, fertilisers, manures and sprays applied to the growing crops since the 2020 harvest at invoice cost.

Sporting Timber and Mineral Rights: The sporting timber and mineral rights are, as far as they are owned, included in the freehold sale.

Easements, Wayleaves and Rights of Way: The property is offered as appropriate with rights of way, either public or private, wayleaves and easements, whether or not these are specifically referred to.

Tenancies: 2 New Cottages is subject to a protected tenancy, further details are available from WebbPaton.

Local Authority: Vale of White Horse District Council.

Council Tax: Britchcombe Farmhouse Band G and 2 New Cottages Band C.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been checked and completed by WebbPaton and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Services: Britchcombe Farm benefits from a single phase electricity connection to the dwellings, tea rooms and most of the farm buildings. Water is provided via a mains water supply to the house and tea rooms, and a private water supply to most buildings, the land and campsite areas. The property benefits from private drainage. The Farmhouse features oil fired boiler and Rayburn.

Fixture and Fittings: All fixtures, fittings and chattels, whether referred to or not, are specifically excluded from the sale, including carpets, curtains, light fittings, freestanding domestic and electrical items, garden machinery and agricultural machinery. A farm machinery sale conducted by Moore Allen and Innocent is scheduled at Britchcombe Farm for Wednesday 16th September 2020.

Data Room: An online data room is available for the sale. Please contact WebbPaton for access.

Viewing: Viewing is strictly by prior appointment. Please contact Mark Webb, Becky Meredith or Helen Wiltshire at WebbPaton on 01793 842055.



Lot 3

IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

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