



Extending to 89 acres (36 Ha), a parcel of well-drained arable land just to the South of Bletchingdon, also benefitting from planning permission for an agricultural barn and recent addition of single phase electrical supply.

Oak Farm land comprises six fields accessed from a wide, gated entranceway off Islip Road that leads into a long stretch of land alongside which is a Bridleway. Planning permission has been obtained to build a sizeable agricultural barn on this site. The land continues round into five further fields separated by hedges, with access to each internally. It is well-drained, of clay to loam type.

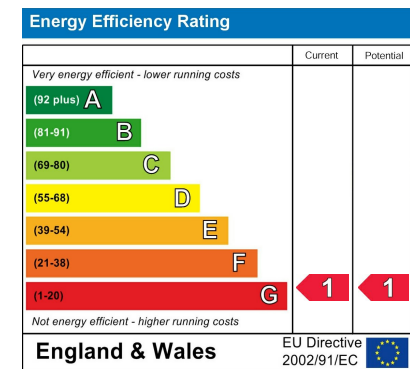
Currently benefitting from a single farm payment which can be transferred, the land is well suited to other payments including potentially entry-level or high-level stewardship. There is potential here for a yard, and planning for a barn. An electrical supply has also been added in July 2018. The entrance land currently contains a large collection of machinery, hardcore and various other agricultural paraphernalia, all of which will be removed prior to completion and the site made good.

For all initial enquiries please call Cridland and Co. Viewings strictly by prior appointment.



**Important Notice**

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.



to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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