



Agricultural Land The Land Lying to the East of The Orchard, Fencott, Oxon, Guide Price £50,000

Agricultural land available.

A little under 4 acres of open Agricultural land on the west side of this lovely village.

If your ideal is a village that feels completely remote but is actually just ten minutes' drive from most things, Fencott is the one. Sitting on the edge of the Otmoor Nature Reserve, which is classed as an area of SSI with beautiful countryside, there are walks and trails in all directions. The feeling of serenity is complete, with no passing traffic or other disturbances. But within a 4 mile drive is Bicester, and it's only 8 miles to the edge of Oxford. So your ability to access every form of world-class facility is as good as anywhere. To some degree it's the perfect mix of rural peace and suburban convenience, with none of the shortcomings of either!

Classified as agricultural land, it is part ridge and furrow, and part flat pasture, bounded by a sleepy village lane to the front and mature hedgerow/trees elsewhere with fencing all around. The land has been owned by our vendors for many years and used for silage, storage (there is a loose box/outbuilding of circa 7x4m on a temporary base) and venue for family camping etc, and only now available as they are moving area. It is a serene spot in one of the quietest villages in the area. There is no water or electricity currently connected, although both services are present nearby. Note there is no planning for any change of use or building potential, however our vendors will require the purchaser to agree to an uplift clause or similar in the event that such is granted in the future.



- Agricultural Land
- No planning permission
- Outbuilding on a temporary base





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	

to discuss this property or to arrange a viewing please call, or drop us a line
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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.