



Hanwell Farm, Main Street, Mixbury, Brackley,
Northamptonshire, NN13 5RR

HOWKINS & HARRISON 
Equestrian

Hanwell Farm, Main Street, Mixbury, Brackley, Northamptonshire, NN13 5RR

An exciting opportunity to acquire an attractive equestrian facility with stables, outbuildings, yard, and pastureland.

Extending to 9.41 acres (3.81 ha)

Distances

- Brackley – 5 miles
- Bicester - 11 miles
- Towcester - 14 miles
- Banbury - 14 miles
- Milton Keynes – 20 miles

Situation

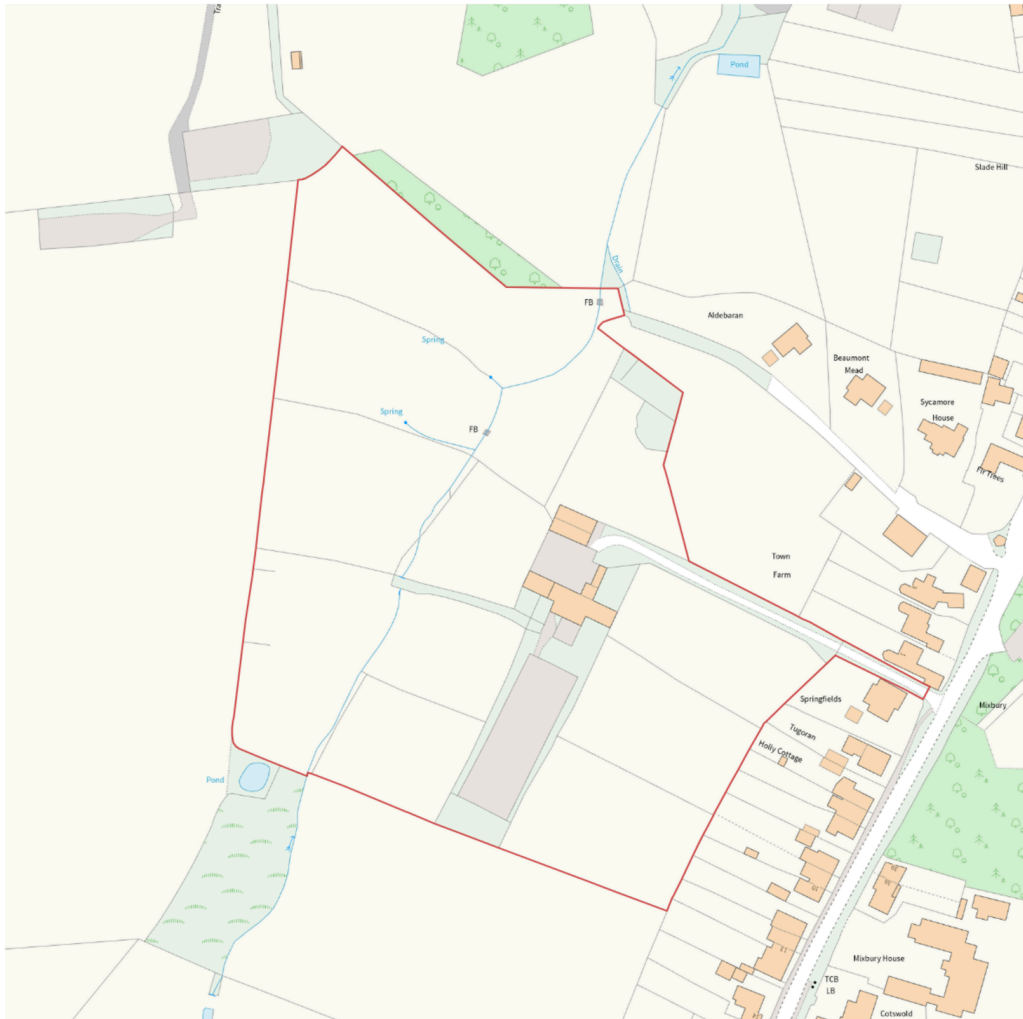
The property is situated within the Northamptonshire village of Mixbury, with access to the property via the public highway known as Main Street. The market town of Brackley is situated approximately 5 miles to the north, and provides an extensive range of local and amenity services, with the nearby market towns of Bicester and Towcester providing vast education and employment opportunities.

The nearby bridleways give access to a wide network of bridleways and paths around the surrounding villages.

The property is also in close proximity to several equestrian centres including Ouse Valley Liveries (5.5 miles), Foxhill Farm, Eydon (16 miles) and Aston Le Walls Equestrian Centre (18 miles).



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Site Plan

ie number 100059532)

Description

The property comprises a conveniently positioned equestrian facility, comprising a stable block, yard area, outbuildings, menage and paddock land, extending in all to approximately 9.41 acres (3.81 hectares). The property can be accessed from the public highway known as Main Street, with a private driveway off the highway giving access to the property.

The property benefits from an extensive range of traditional equestrian outbuildings extending to approximately 4,639 sq ft (430.9 sq m), offering well-planned facilities suitable for private or professional use (subject to planning).

The principal stable yard incorporates four internal loose boxes, each measuring approximately 15'1 x 10'3–10'9, together with a tack room and a substantial workshop (approximately 43'3 x 17'11), providing excellent storage and workspace space. Additionally there is a traditional barn (approximately 55'2 x 18'10) which adjoins four secure store rooms and an additional loose box, offering flexibility for hay, feed, machinery or general storage.

A further detached stable block provides four additional loose boxes, creating a total of nine stables across the holding. The arrangement of the buildings lends itself to efficient day-to-day yard management while allowing for the separation of horses where required. The stables are understood to benefit from a spring fed water supply and mains electricity supply, which also supplies the paddock land. Situated to the rear of the property is a 60m x 20m all-weather menage.

The land is presented as four main parcels of permanent pasture, which are then internally separated, and can all be accessed from the main yard. The land extends to approximately 8.26 acres and benefits from a mixture of mature hedgerow and tree boundaries together with stock fencing in varying conditions throughout.

The land is shown edged red on the site plan.

Services

The property is understood to be connected to a spring fed water supply servicing the fields and stables, as well as a mains electricity supply to the buildings.

Purchasers should make their own enquiries regarding the location of mains service supplies.

Easements, Wayleaves and Rights of Way

The property can be accessed via a driveway off the public highway known as Main Street, with a gateway providing access to the property. The property is crossed by several public rights of way as shown on the sales plan.

The land is sold subject to and with the benefit of all other easements, wayleaves and rights of way that may exist at the time of the sale whether disclosed or not.

Tenure & Possession

The land will be sold freehold with vacant possession given on completion

Development Overage

The property is sold with a historic development overage of 50% for 80 years from the date of acquisition being 1994, and will therefore remain in place until 2074. The wording states that in the event of planning permission being obtained for the erection of one or more private dwellinghouses or the conversion of the existing building on the land they will pay to the vendor within 12 months of each such grant, or if a purchaser shall dispose of any part of the land to which planning permission relates a sum equivalent to 50% of the open market value of the land to which each permission relates. For further details, please speak to the vendors Agent.

Planning

It is the responsibility of the purchaser to make their own enquiries as to the planning history of the property.





Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property, please be aware of this and have the information available.

Only those items specifically mentioned in the sales particulars are included within the sale or the items are specifically excluded.

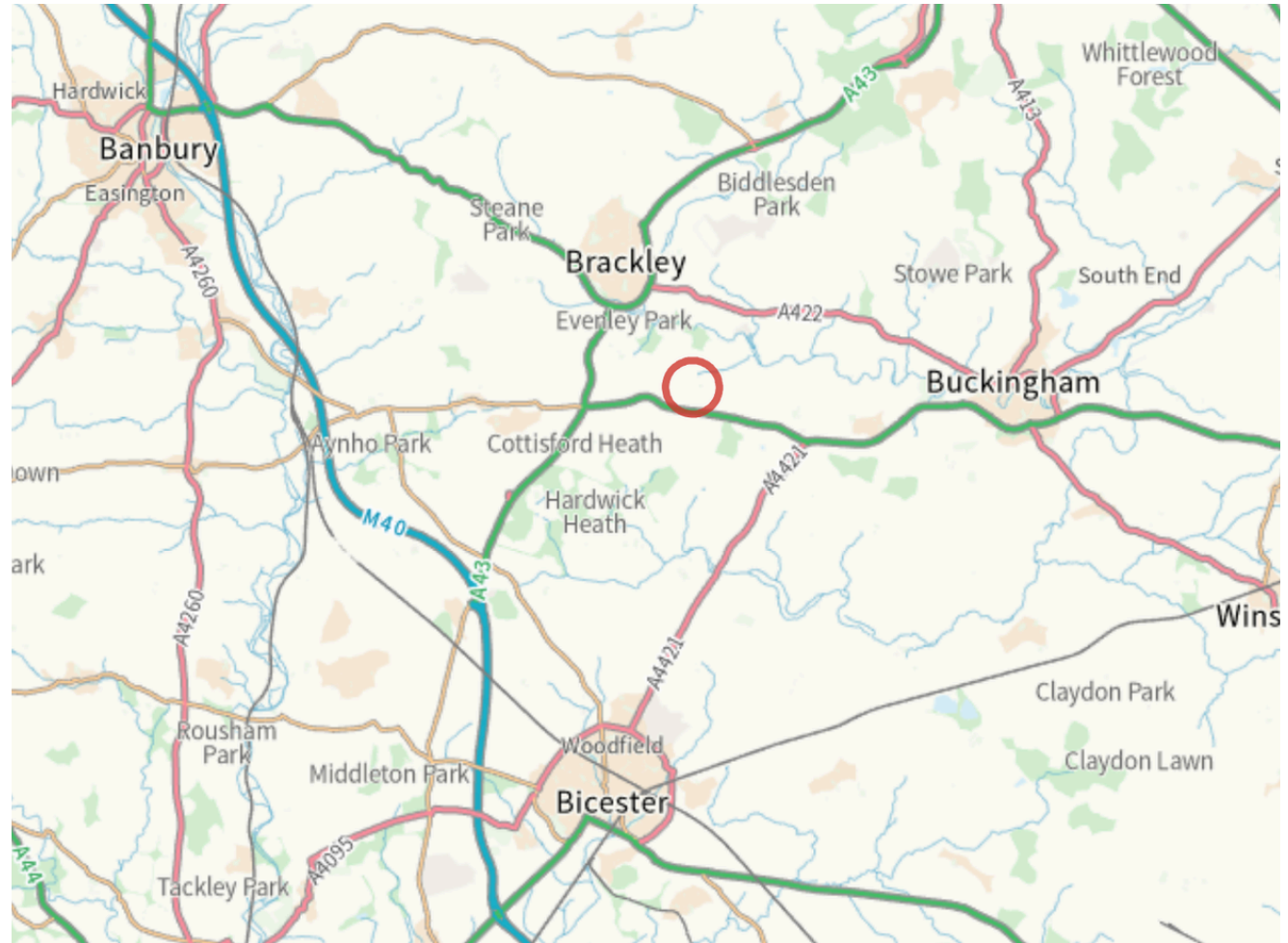
The property is currently registered under title number ON174309.

Viewing

Strictly by prior appointment through the agent's Towcester office on 01327 397979 or email:
tayla.cave@howkinsandharrison.co.uk

Cherwell District Council – 01295 227001

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1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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