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**Oakhill Farm, Goldicote, Stratford Upon Avon CV47 7NW**

**For sale by Private Treaty - Guide Price £1,800,000**

Oakhill Farm, Goldicote, Stratford Upon Avon

**FOR SALE BY PRIVATE TREATY:** An arable farm available for purchase nestled in the beautiful Warwickshire countryside on the edge of Stratford Upon Avon.

Situation

The property is situated in a rural location on the edge of the village of Loxley in a Hamlet know as Goldicote. Owned access is from Blue Lane with a second right of access through Goldicote Lodge. The property has the benefit of far reaching views of the Warwickshire countryside. The buildings are located half way down the farm track with one of the buildings having planning permission for conversion in to a 4 bedroom dwelling. The property offers the ability to purchase a established arable farm with amenity woodland.

Land

The land is mainly arable with some woodland and a small amount of pasture surrounding the farmyard. For 2025 harvest the land has been left fallow as part of SFI scheme.

Field Number	Hectares	Acres	Crop
SP2451 2699	4.20	10.38	Arable
SP2451 8099	4.36	10.77	Arable
SP2451 6094	0.72	1.78	Pasture
SP2451 5192	0.10	0.25	Woodland
SP2452 2324	6.99	17.27	Arable
SP2452 4634	1.53	3.78	Arable
SP2452 4606	6.59	16.28	Arable
SP2452 7114	5.02	12.04	Arable
SP2452 5702	0.43	1.06	Pasture
SP2452 6430	5.97	14.75	Woodland
SP2452 3732	0.46	1.14	Woodland
SP2452 1505	0.60	1.48	Woodland, pond
	0.36	0.90	Buildings
			Tracks
Totals	37.33	91.88	

Services

Mains water is connected to the property and it is understood to be available to most land parcels.



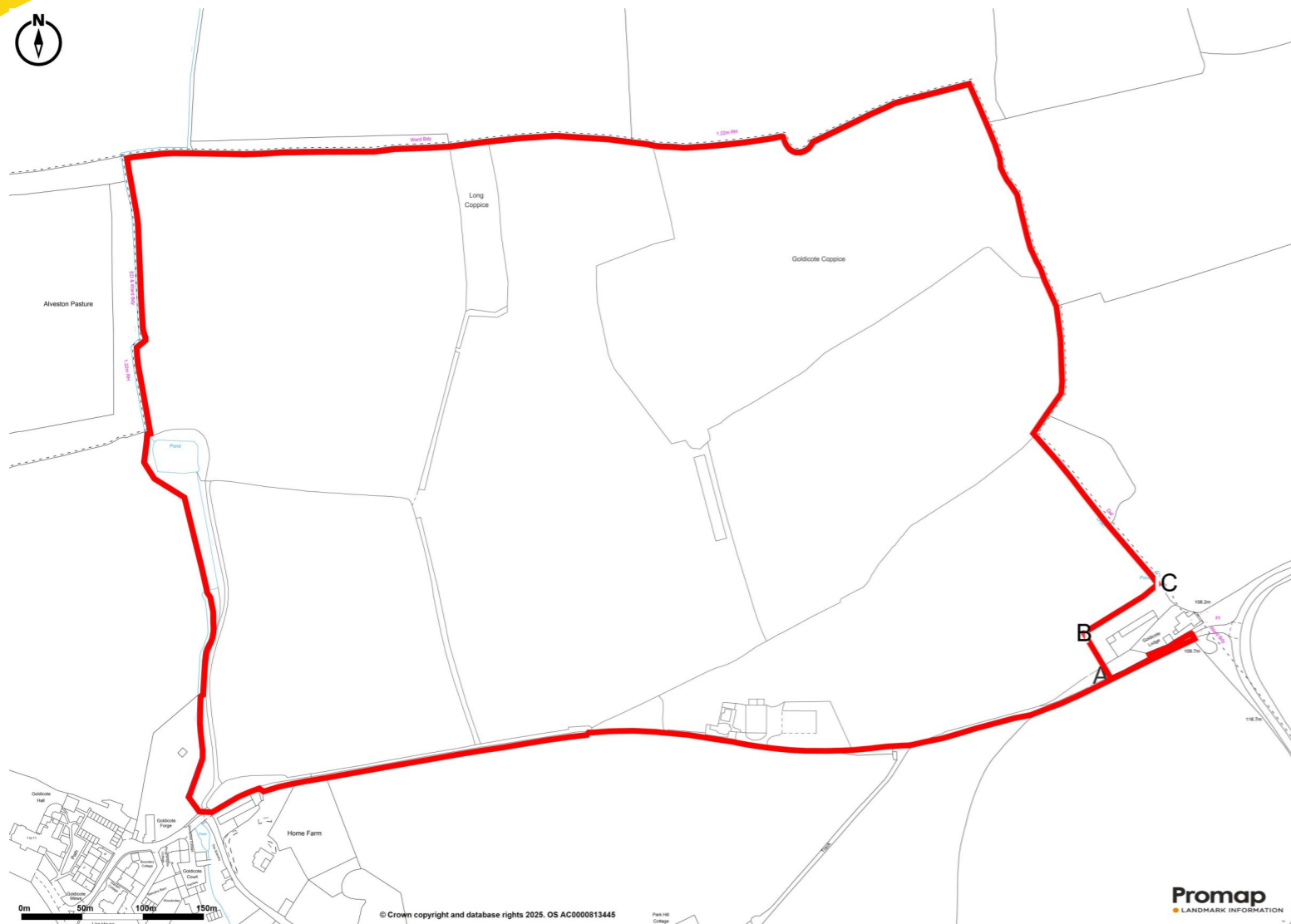
### The Buildings

The property offers 2 agricultural buildings one with a lean-to as well as a log cabin which has previously had planning permission refused. The log cabin has been used as a welfare unit and a place for holding shoot breaks and lunches. It has the benefits of far reaching views towards Stratford upon Avon and the surrounding countryside.

### Planning Permission

Planning has been granted to convert one of the agricultural buildings into a four bedroom single storey dwelling. Details of the planning permission can be found on Stratford upon Avon planning website under application reference 24/00069/COUQ





### Overage Agreement

An overage of 30% for 30 years will be on the property should any more development other than agricultural or equestrian in addition to the planning permission already obtained. The overage will also apply to any dwelling subject to an occupancy condition.

### Method of Sale

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to sub-divide or offer the property for sale in any order other than that described in these particulars or withdraw the property from sale without prior notice.

### Boundaries

The purchaser will be responsible for erecting a stock proof fence from points A to B and B to C within 4 weeks of completion.

### Tenure

There is an current Farm Business Tenancy on the land which is due to expire at the end of September 2025.

### Rights of Way and Access

The property has a right of access for all purposes from the highway, Blue Lane. There is also a right of access through Goldicote House. A right of access is granted from Blue Lane to serve Goldicote Lodge as well as a right of access for an area of land to the rear of Goldicote Lodge. There are no other known rights of rights of way.

### Notes:

1. These particulars are prepared to give a general description of the property and are for guidance only. If any points are of particular importance please ask for further clarification.
2. All Measurements and dimensions are approximate and given as a guide only.
3. The photographs show only parts of the property. These may change and it should not assume the property remains as displayed.
4. Nothing in these particulars should be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. Purchasers should satisfy themselves of such matters prior to purchase. Nothing in these particulars shall be deemed as implying that any necessary consents have been obtained.

### Plan / Area / Description:

The plan, area and description are believed to be correct but no claim will be entertained by the vendor or their agents in respect of any omissions, error, of misdescription. The plan is for identification purposes only.

**Viewing:** Strictly by appointment only

**What3Words:** prospers.brighter.reduce



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