



LAND AT BLACKTHORN

BLACKTHORN, BICESTER, OXFORDSHIRE, OX25 1TW



WELL MAINTAINED BLOCK OF PASTURE LAND IN CLOSE PROXIMITY TO BICESTER

PROPERTY SUMMARY

- Low-lying level pasture split into two parcels
- Suitable for grazing and equestrian use
- Mains water
- Access onto B4011
- Includes open-sided shelter and livestock corral

In all extending to approximately 27.34 acres
(11.063 hectares)

For sale as a whole

BRIGGS&STONE

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LOCATION & SITUATION

Located in a peaceful rural setting, the land benefits from good connections to local areas, whilst providing a private and secure plot.

The land is located in Blackthorn, Oxfordshire, with access onto the B4011, a well-connected main road situated between Bicester and Thame. The land benefits from its rural position and open countryside surroundings.

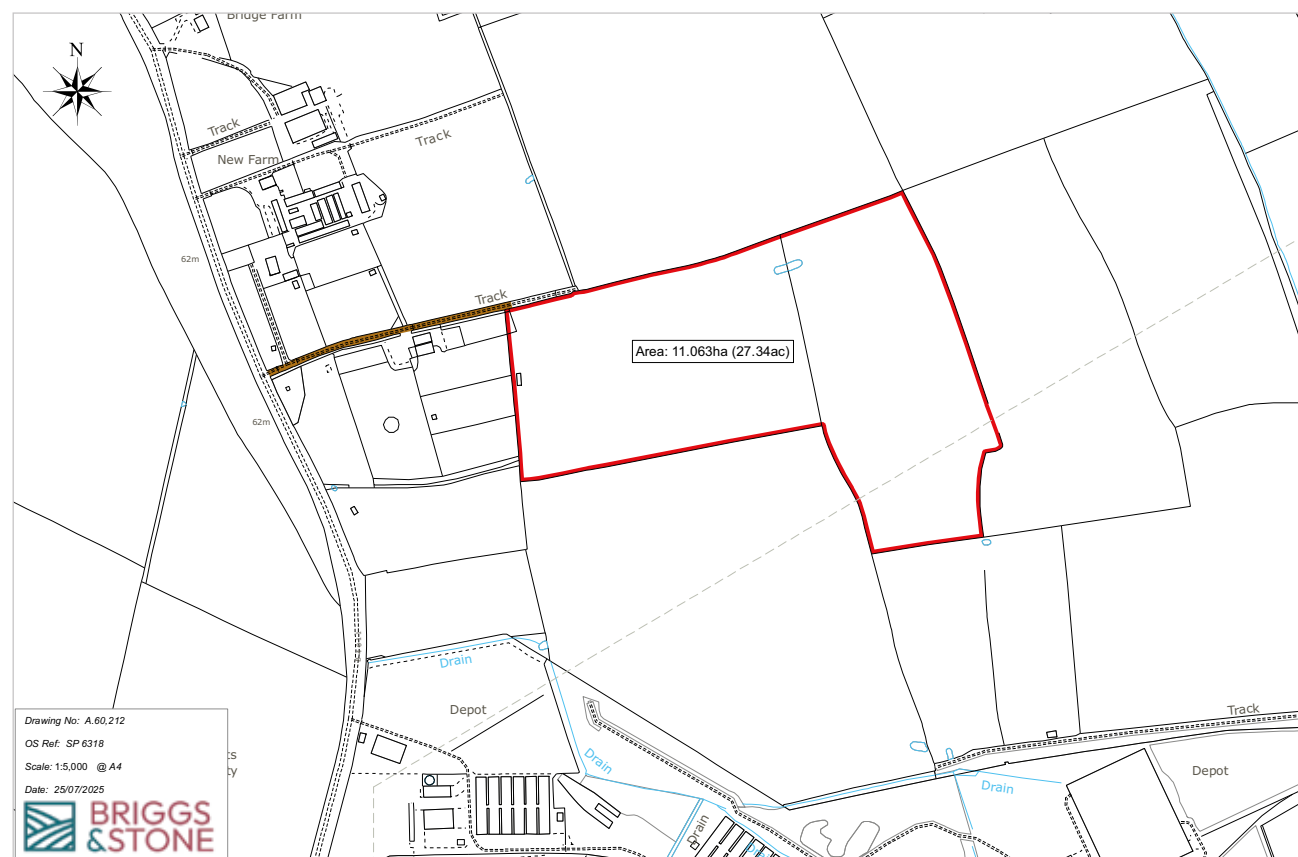
The nearby village of Ambrosden offers a range of local amenities including a primary school, post office, village hall and nearby pub. Situated near the small Oxfordshire village of Blackthorn, approximately 4 miles southeast of Bicester.

The land at Blackthorn is well placed for access to the A41, A34 and M40 motorway, offering swift connections to Oxford, London and the Midlands.

DESCRIPTION

The Land at Blackthorn comprises a flat, low-lying block of grassland, bounded by mature hedgerows and trees, extending to approximately 27.34 acres (11.063 hectares). The land comprises Grade 4 permanent pasture which has previously been used for light grazing and forage making. Separated by thick hedgerow, the land is split into two paddocks of near similar sizes, with a small natural pond positioned between them.

The land benefits from a private right of access off the B4011, leading via a maintained grass track with hard stone base to the field entrance which opens into a livestock corral. There is open-sided timber framed livestock shelter, measuring approximately 52 sqm (560 sq ft), offering useful cover for animals or storage.





PLANNING

The land lies within the jurisdiction of Cherwell District Council.

The land is not situated in a green belt or within a National Park, and is not in a conservation area or an Area of Outstanding Natural Beauty (AONB)/National Landscape Area.

The land could provide Suitable Alternative Natural Greenspace (SANG) or Biodiversity Net Gain (BNG) opportunities and other alternative uses given its proximity to Bicester. Other diversification opportunities may also be available, subject to the necessary planning permissions. Buyers are advised to satisfy themselves as to potential alternative uses.

ENVIRONMENTAL SCHEMES

The land is not included in any environmental schemes or woodland grant schemes, but has the potential to do so. The land has the potential to provide regenerative opportunities and other environmental enhancement.

GENERAL REMARKS

TENURE & POSSESSION

This property is offered freehold with vacant possession granted upon completion.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all other existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

A 400kv overhead power line crosses an area of the furthest parcel of land, from south west to north east. A national grid tower is situated on the property.

A public footpath crosses the land.

METHOD OF SALE

For sale as a whole by Private Treaty.

HIGHWAYS

The land is accessed from the B4011 via a track with the benefit of a right of way.

Please refer to Site Plan for details.

SERVICES

Mains water is available to the land accessible via a water trough, east of the field entrance. No other services are connected.

LOCAL AUTHORITY

Cherwell District Council, 39 Castle Quay, Banbury, OX16 5FD

Email: customer.service@cherwell-dc.gov.uk

Phone: 01295 227001



LEGAL COSTS

The parties are to bear their own costs.

DIRECTIONS

what3words entrance point from B4011 to access track:
///straws.disbelief.edicts

what3words field entrance: ///newer.emphasis.stubble

VIEWINGS

By appointment through selling agents, Briggs and Stone Ltd.

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ANTI-MONEY LAUNDERING

To comply with the Money Laundering Regulations, once an offer is accepted (subject to contract) the Purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

INFORMATION PACK

Additional information on the land is held in an information pack. Access to the data room is available on request.

Photographs dated June 2025. Particulars dated September 2025. 3307/12264

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