



LAND AND COTTAGES AT CARSWELL MARSH, NEAR FARINGDON, OXFORDSHIRE



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A SUBSTANTIAL BLOCK OF FARMLAND WITH ORGANIC STATUS AND LONG RIPARIAN FRONTAGE TO THE RIVER THAMES, OFFERED IN UP TO 6 LOTS INCLUDING TWO COTTAGES, TWO AMENITY PADDOCKS AND A PARCEL OF WOODLAND. IN ALL ABOUT 356.2 ACRES (144.2HA).

Buckland 2 miles • Faringdon 4 miles • Witney 12 miles •  
Oxford station 16.5 miles Swindon 16.1 miles •  
Didcot Parkway 18 miles • London 75 miles

The land is all in grass, has organic status and is subject to an OELS/HLS Agreement. About 170 acres is grassland arable reversion. The water meadows nearer the River Thames are good summer grazing and one of only a few lowland nesting areas for curlews and good winter habitat for other waders and riverside birds and wildfowl.

## Lots

| Colour on Plan | Lot |  |
|----------------|-----|--|
| Pink           | 1   | 331.4 acres (134.2 ha) the main block of land.   |
| Red            | 2   | No. 6 Carswell Marsh Cottages, a three bed semi-detached cottage with consent to enlarge; set in about 0.4 acre. |
| Green          | 3   | Starlight Cottage, another three bed cottage; with almost an acre.   |
| Blue           | 4   | Paddock of about 3.6 acres (1.4 ha) adjoining Lot 2.   |
| Dark Green     | 5   | Woodland and Pasture of about 13.6 acres (5.5 ha).   |
| Yellow         | 6   | An amenity paddock of about 6.3 acres (2.5 ha) adjoining Lot 3.  |

There are separate brochures for Lots 2 & 3 available on request from the agents. The red hatched land is being acquired by the Environment Agency for a fish pass.

## Situation

Carswell Marsh lies about a mile north of the A420, just west of the popular village of Buckland and 4 miles east of Faringdon the nearest market town. Starlight Cottage adjoins Primrose Cottage just east of Carswell Farmhouse. No 6 Carswell Marsh Cottages lies in a group of six dwellings on the eastern boundary of the property. They form part of a scattered group of former farm and estate dwellings now mostly in separate ownership. The Vendors retain three dwellings and some land.

## Description

Lot 1. The principal block of land extending to about 331.4 acres (134.2 ha) lies mainly north of Carswell Marsh Farm and is accessed via a farm road through land retained by the vendors. Whilst about 140 acres (57 ha) are river meadows bounded by the Thames and have been in grass for centuries, the remainder of the land has been arable in the past but was reverted to grass in 2002 under a previous ESA Scheme and more recent HLS/OELS agreements entered into by the vendors. The current agreement expires in 2023 with a break clause in 2018. The current payments amount to just over £30,000p.a. for the whole farm, a good part of which relates to the land now being sold – final amount to be apportioned.

There is a long River Thames single bank riparian frontage extending to about 2.5 kilometres, with fishing rights.

**Lot 2** is No 6 Carswell Marsh Cottages - a three bedroom semi-detached period stone cottage with planning consent to enlarge to four bedrooms.

**Lot 3** is Starlight Cottage – another three bedroom period stone cottage in almost an acre with scope to extend subject to planning, and small paddock with a former farm building in it.

**Lot 4** is an amenity paddock of about 3.6 acres adjoining Lot 2.

**Lot 5** is a parcel of woodland - short rotation willow coppice planted in what was once an arable field, with a grass perimeter and a small copse – in all about 13.6 acres (5.5 ha).

**Lot 6** is a 6.3 acre (2.5 ha) amenity paddock adjoining Lot 3 and west of Lot 4.

## Historical Note

The land was originally part of two adjoining estates at Carswell Manor and Barcote, that the Vendors family have farmed for over 90 years. The current sale follows a farming and ownership reorganisation.

## Land

The land is mainly classified as Grade 3 with the river meadows Grade 4. Soils are mainly Denchworth and

Kelmscott series, being stronger clay soils more suited to grass and grazing. There are good sized fields, mostly well fenced and watered. Where there is no hard track, fields have interconnecting gates. There is a water supply to most of the fields with watering places and pasture pumps along the River Thames or streams.

The land has been farmed organically and has Soil Association Accreditation.

## Cottages

There is a choice of two cottages available if any purchaser wants to buy one. The Cottages are marked on the plans as Lots 2 and 3. No 6 Carswell Marsh Cottage (Lot 2), is semi-detached and has planning consent to extend to a four bed dwelling and Lot 3, Starlight Cottage, has obvious potential to enlarge subject to planning. Separate brochures for these properties are available from the agents.

## Buildings

The vendors reserve the right to approve the location of any new buildings on Lot 1 – there being none at present. No buildings (other than equestrian shelters/stable) may be erected on Lots 4 and 6 without the vendors' prior agreement in writing. See Conditions of Sale.

## General Information

### Local information

Carswell Marsh lies halfway between the regional centres of Oxford and Swindon. The nearest main settlement for shops and other services is Faringdon which has a weekly market, superstores doctors surgeries and secondary and primary schools. Buckland also has some renowned pubs and a Church of England primary school and one church. The nearest train stations are at Oxford, Didcot and Swindon – both for London Paddington and Bristol. There is a wide range of schools in the private sector around Oxford and Abingdon and St Hugh's is on the road down to Carswell. There is a good selection of golf courses in the area – the nearest being on the other side of the A420 opposite the turn to Carswell, as well as at Faringdon and Frilford. Racing at Newbury, Cheltenham, Bath, Warwick and Stratford.

### Services

Mains water via sub meter. Water can be taken from the River Thames – there is a water extraction licence. Electricity is connected to the cottages which share private foul drainage systems.

### Rights of Way, Easements & Wayleaves

The property is accessed from the public road and then via a private farm drive shared with a number of other properties and the farm. The purchaser of Lot 1 will be required to contribute a fifth share of the annual maintenance and repair costs of the road between A and F and half the cost between F and H which road/tracks will be kept in the same condition as at present. See Sale Conditions below.

There is a footpath and bridleway along the shared drive (east-west) but the only other path is the Thames Path that runs along the riverbank from the western boundary to the Rushy Weir where it crosses over to the north bank.

### Planning

The property lies in the Vale of the White Horse District Council and is designated as Open Countryside. There are specific policies relating to the River Thames corridor. There is detailed planning consent to enlarge No 6 Carswell Cottages.

### Local Authority

The Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon-On-Thames OX14 3JE  
t 01235 520202 e comments@whitehorsedc.gov.uk  
www.whitehorsedc.gov.uk

### Subsidies & Grants

The vendors have entered into an organic ELS/HLS Agreement. Purchasers will be required to take on the agreement relating to the land being sold and give indemnities to the vendors to comply with the terms and management regime agreed. The main agreement expires in 2023 (with a break clause in 2018) with annual payments totalling just over £30,000 pa but that needs to be apportioned – all the HLS funding relates to the land being sold. This is in addition to the Single Farm Payment.

The farming member of the vendor's family has applied for Basic Farm Payment and is reserving the payment due in 2015. Any entitlements will be transferred as part of the sale price with Lot 1 with the land but their value will bear VAT as they are held separately by the same person. No entitlements will pass with Lots 4, 5 and 6 unless purchased by the buyer of Lot 1.

### Sporting Rights

The land has formed part of a local syndicate shoot for a number of years and the vendors are reserving the rights for the 2015/16 season. The land offers in addition to pheasant shooting, excellent wild fowling and occasional snipe in the right conditions. There are a number of small ponds as well as the river and streams. There is deer stalking potential in Lot 5.

The single bank fishing rights on the River Thames are owned and let on a two year licence to a local angling association at a annual rent of £900 until 14th March 2016.

### Timber

All trees and standing timber are included in the sale. Planting of cricket bat willow near the Thames may be suitable as an additional source of income.

### Minerals

These are included insofar as they are owned. There is gravel under much of the Upper Thames valley but the deposit this side of the river is believed to be fairly thin and has a thick overburden.

### Solicitors

Pellmans LLP, 1 Abbey Street Eynsham, OX29 4TB  
t 01865 884400 e mail@pellmans.co.uk  
For the attention of Gavin Clark

### Title Deeds

The title is registered as part of a larger estate. The title includes half the bed of the River Thames as well as the south bank.

### Sale Conditions

Suitable rights will be granted to the purchaser in relations to access and water supply; the road will be shared with others and the water supply is also shared. The purchaser of Lot 1 will be required to contribute one fifth of the cost of maintaining the roadway between points A and F and half between F and H. The work will be organised by the vendor who will notify the relevant parties of the anticipated costs of any works – the condition of the road would remain much the same as at present. The vendors will reserve a right of way to their retained land via the track H to H1.

Water – the purchaser of Lot 1 will install a sub meter and pay for the cost of water supplied, plus a 15th share of any standing charges levied by Thames Water and a share of the maintenance /repair to the supply pipes that are used by the vendors and other dwellings nearby on the same supply system. See the brochures for the cottages.

The vendors will impose covenants to reserve the right to approve any farm buildings proposed on Lot 1 and to restrict the use of Lots 4 and 6 to amenity/equestrian use with no buildings apart from a horse shelter or similar amenity building. The vendors will retain the right to moor one boat on the Thames bank near Rushey Weir lock between May and September every year and access across Lot1 from H.

### Tenure

Freehold with vacant possession on completion. The summer grazing has been let to a local farmer until 28th September 2015. The fishing rights are let until March 2016.

### Tenant Right

There will be none.

### VAT

The entitlements are owned by a member of the Vendors family who will have to charge VAT on the value of the entitlements transferred.

### Method of sale

By private treaty.

### Date of Entry

To be agreed once contracts have been exchanged.

### Lotting

The property is for sale as a whole or in Lots or combinations of Lots.

### Post Code

SN7 8JN

### Directions

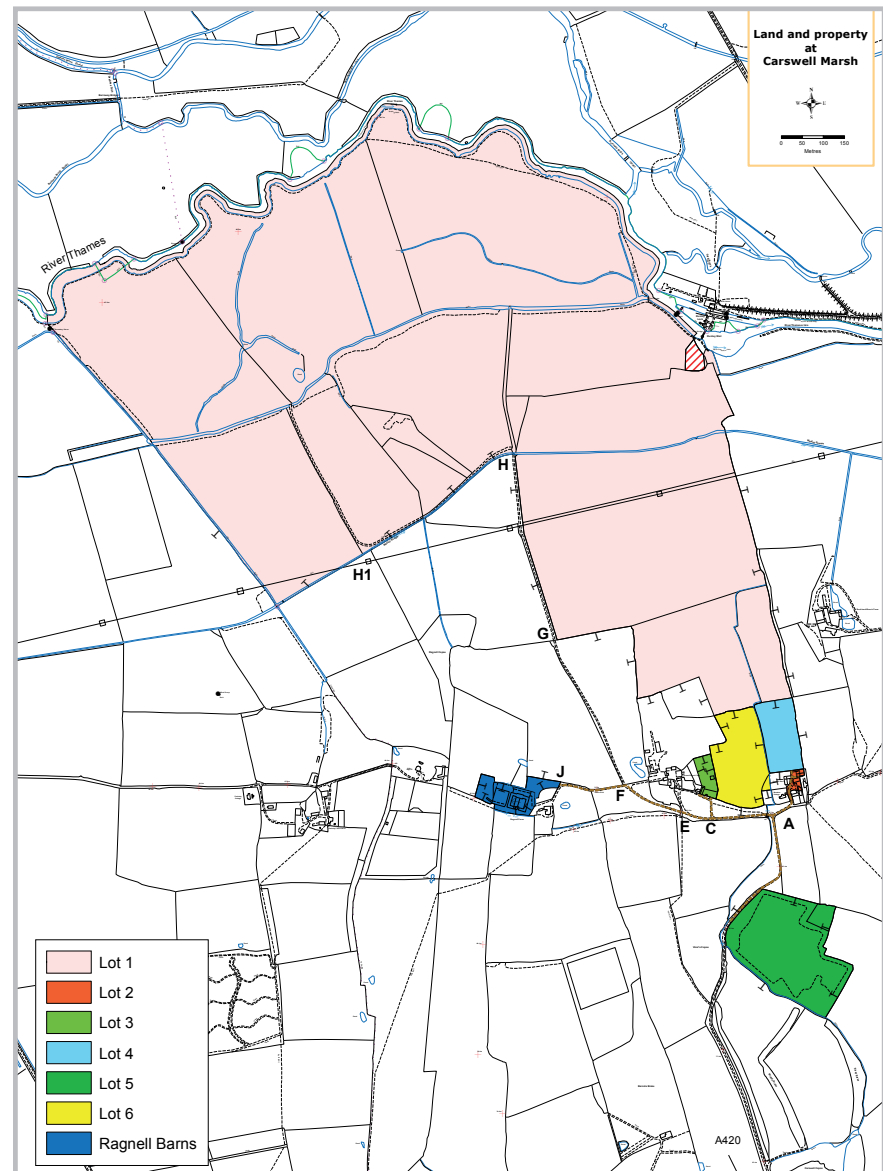
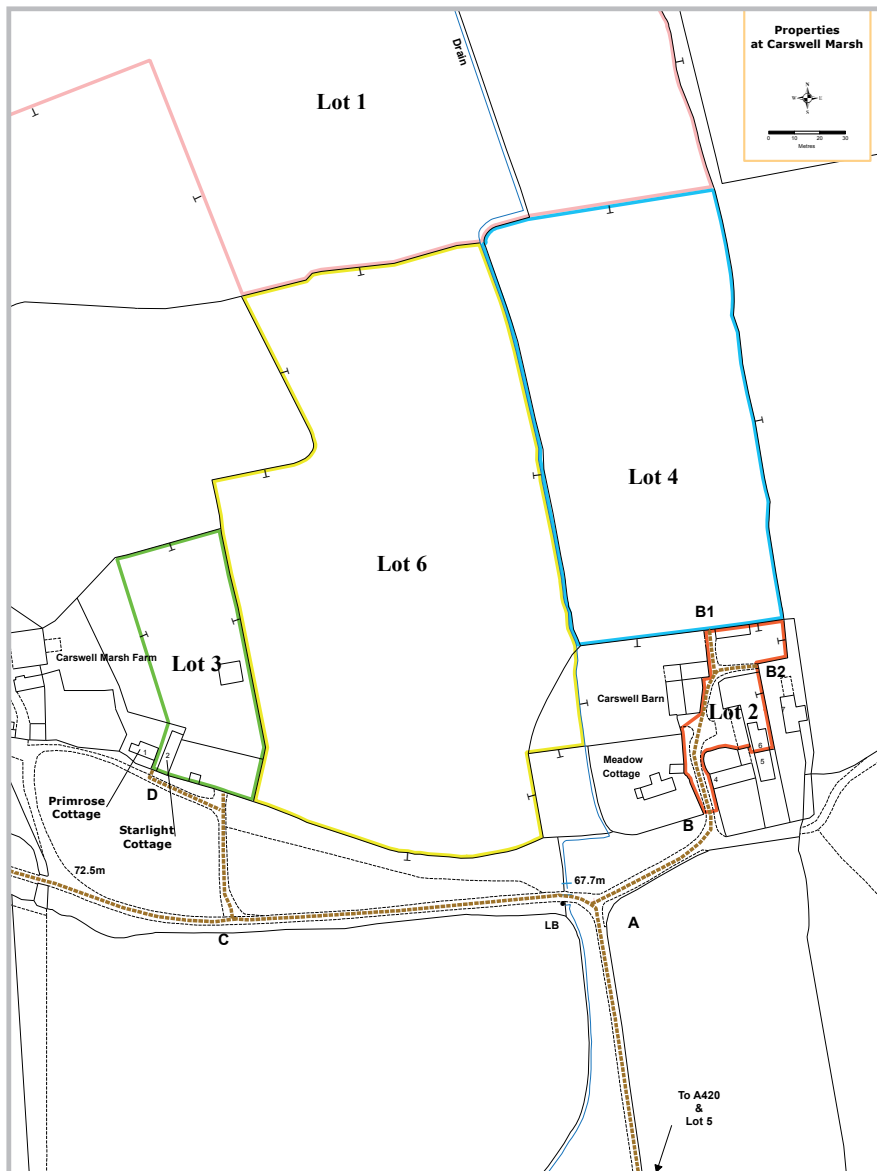
From Oxford take the A420 to Swindon and Faringdon. Soon after the turning to Buckland, and then the turning to Bampton, about 15 miles from Oxford, there is a turning to the right signed to Carswell Marsh and St Hugh's School; take this turning and follow Carswell Lane past the school and after about a mile turn left at the T junction and follow the farm drive past Carswell Marsh Farm towards Ragnell Farm. There is a track off to the right (north) at point F on the plan that leads to Lot 1 at point H. Lot 5, the woodland and pasture, lie adjoining the road before you get to the first dwellings. Lots 2, 3, 4 and 6 lie north of the initial farm road.

### Viewing

Strictly by appointment with the selling agents.

### Date of Information

Particulars prepared – April 2015  
Photographs taken – May 2015



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