

Oakham Farm

Nashs Lane, Ebrington, Chipping Campden, GL55 6NN



BRUTON KNOWLES

on behalf of



Gloucestershire
COUNTY COUNCIL

- Fantastic arable farm
- 3 bedroom farmhouse with 175 acres
- Available as a whole or in lots
- Offers to be received by 3rd September 2025

For Sale

brutonknowles.co.uk

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Introduction

The property is located on the outskirts of Ebrington, a rural village in the heart of the Cotswold. Chipping Campden lies 3 miles to the west. Wider network links are accessible from Moreton in Marsh which is 8.2 miles to the south.

Oakham Farm comprises a detached 3 bedroom farmhouse with a range of predominately modern farm buildings, set in approximately 175 acres of good quality arable land.

Available as a whole or in Lots.

Lot 1 – Oakham Farm with 97.21 acres
Guide Price £2,000,000

Lot 2 – 57.07 acres
Guide Price £800,000

Lot 3 – 6.26 acres
Guide Price £105,000

Lot 4 – 13.86 acres
Guide Price £220,000



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Guide Price £3,125,000 Freehold with vacant possession

Location

The property is located off Nashs Lane north of Ebrington, a rural village in Gloucestershire. The property benefits from a peaceful rural setting, while remaining well connected. The nearby A429 offers a direct route between Cirencester and Warwick, making travel convenient and efficient.

Moreton-in-Marsh town centre is just 8.2 miles to the south, providing access to a wide range of amenities, shopping, and direct rail links to London.

Description

The farmhouse comprises a detached 3 bedroom property over two storeys, with the farmyard to the rear and the land mostly surrounding the property.

Lot 1 – a 3 bedroom farmhouse with a lawn garden and accessed directly off the classified highway. The property includes two good quality large grain stores and a range of other traditional buildings, set in a single block of 97.21 acres of arable land. There are a couple of public footpaths crossing the land. The land is made up of a mix of Grade 1, 2 and 3 agricultural land.

Lot 2 – 57.07 acres of arable land accessed via a private hardstanding track with the benefit of a couple of Nissan huts, modern and traditional buildings. The land is predominately Grade 1 productive agricultural land.

Lot 3 – a single parcel of arable land extending to approximately 6.26 acres, located on the edge of the village. The land is Grade 1 and 2 agricultural land.

Lot 4 – a single parcel extending to 13.86 acres of arable land. The land lies separate to the other blocks. The land is Grade 2 and 3 agricultural land.

Energy Performance Certificate

The property is Rated – D (61)

Lots

	Acres	Hectares
Lot 1	97.21	39.31
Lot 2	57.07	23.10
Lot 3	6.26	2.53
Lot 4	13.86	5.60
The Whole	174.40	70.54

Services

We understand the property is connected to mains water and electricity with oil-fired central heating. The private septic may require replacing or upgrading to meet current environmental standards.

The buildings at Lot 1 have a three-phase electricity connection. There is no electricity to those in Lot 2.

Buildings

Buildings GEA	Sqm	Sqft
Lot 1, to include modern and traditional buildings	1,745	18,790
Lot 2, predominately former livestock buildings)	1,130	12,173
Total	2,875	30,963

Tenure

The property is subject to a Farm Business Tenancy where a notice to quit has been served to take effect on 29th September 2025. The property will be sold freehold with vacant possession.

Viewing

Viewings are strictly by appointment only with Bruton Knowles, the sole selling agents.

Overage Clause

The farm buildings and Lots 3 and 4 will be subject to a 50% overage over 30 years for the implementation of any planning permission other than for agricultural or equestrian use.

Council Tax

We believe Oakham Farm is Council Tax Band E (£2,783)

Method of Sale

The property is for sale by way of informal tender. Offers should be submitted by 12 noon on Wednesday 3rd September 2025 to the sole selling agents, in writing addressed to: ellie.isaac@brutonknowles.co.uk

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

Sporting Rights

The sporting rights are included in the sale.

Legal Costs

Each party shall be responsible for their own legal and professional fees.

Sale Plan and Boundaries

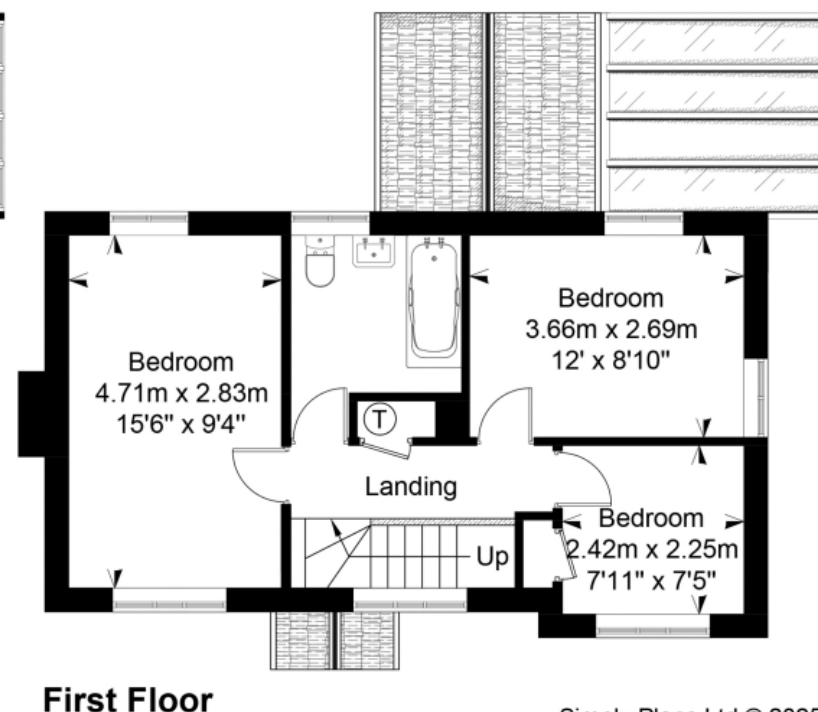
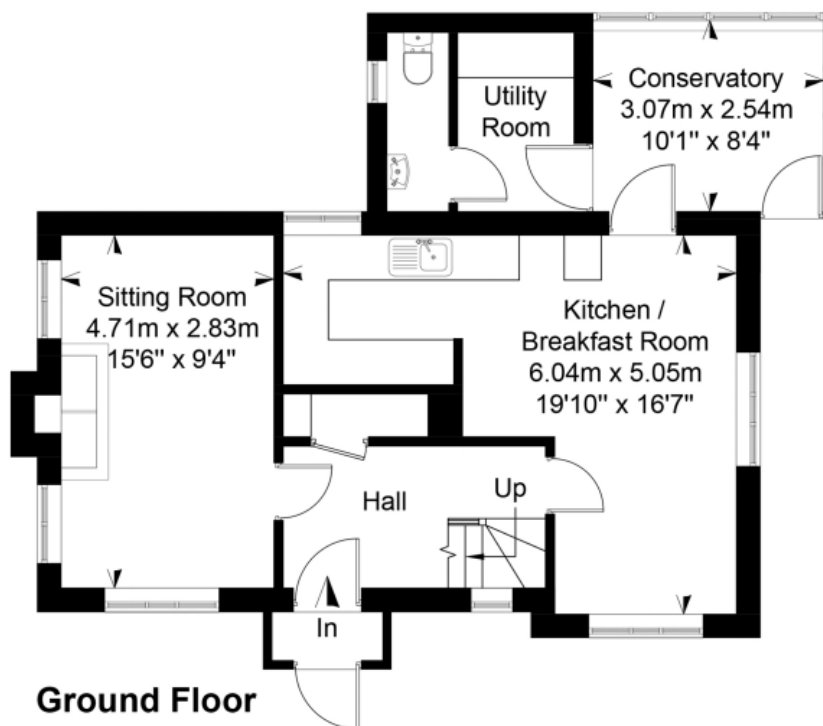
The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

Oakham Farm, Ebrington, Chipping Campden, GL555 6NN

Oakham Farm, Nashs Lane, Ebrington, Chipping Campden, Gloucestershire

Approximate IPMS2 Floor Area

House 104 sq metres / 1119 sq feet



Simply Plans Ltd © 2025
07890 327 241
Job No SP3787

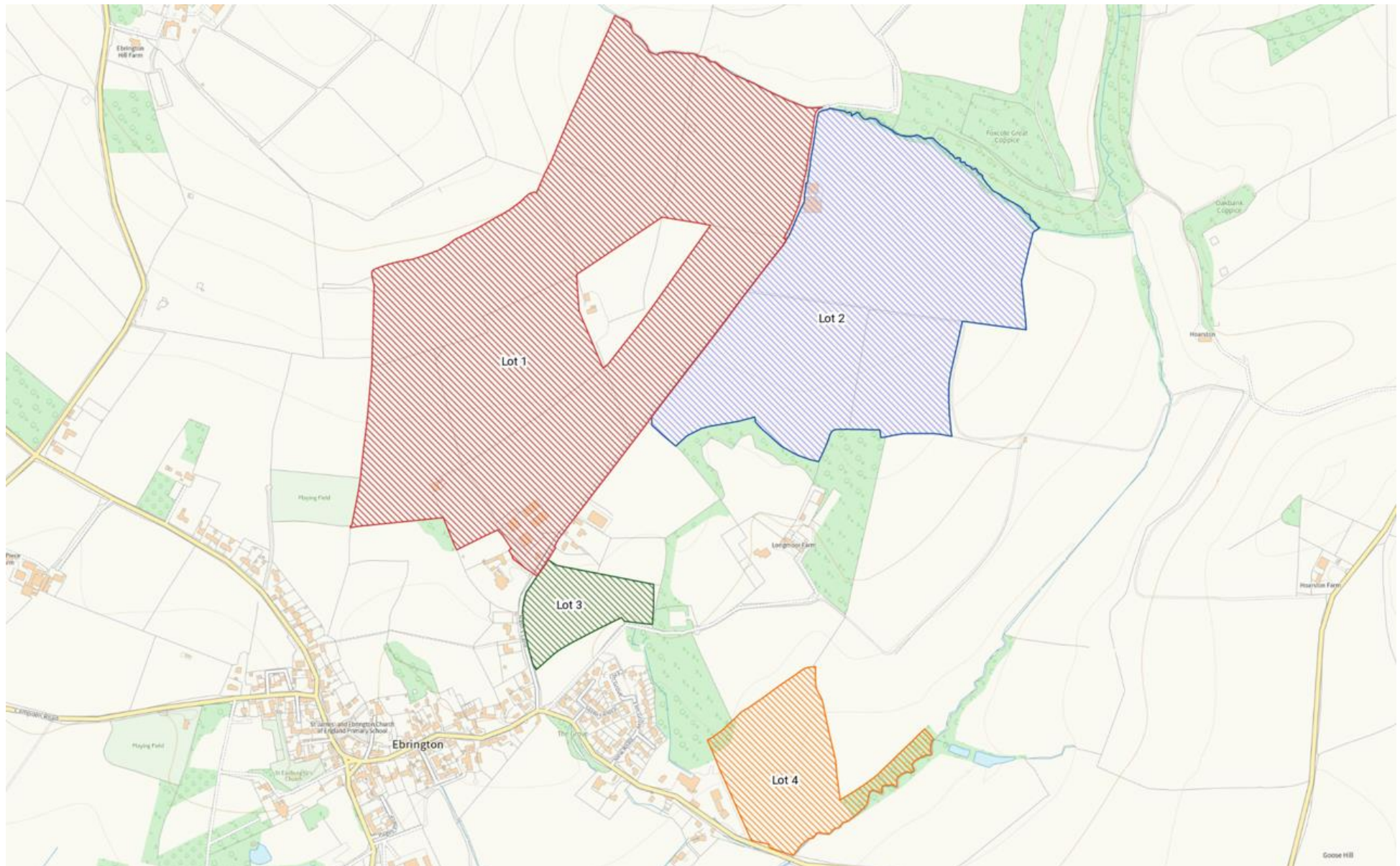
This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

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Contact:

Ellie Isaac MRICS FAAV

Senior Rural Surveyor

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E: ellie.isaac@brutonknowles.co.uk

Ben Compton FRICS FAAV

Partner

T: 01452 880000

E: ben.compton@brutonknowles.co.uk

For Sale via Informal Tender

Offers to be received via post or email by
Noon on Wednesday 3rd September 2025.



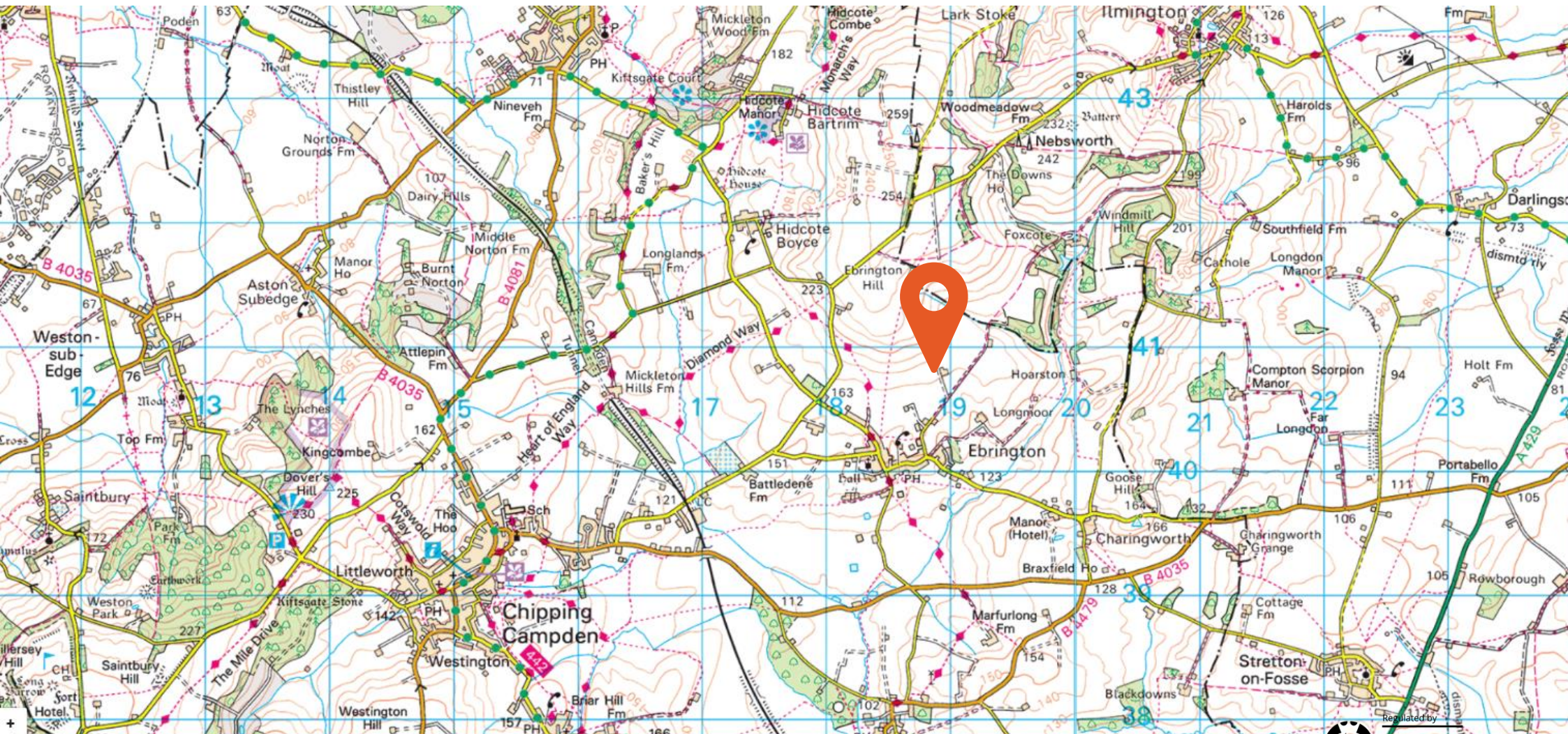
IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared and Photographs taken June 2025.

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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.



For Sale

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FORM OF INFORMAL TENDER – Oakham Farm, Ebrington, Chipping Campden, GL55 6NN

Informal Tenders Closing Date: Noon on Wednesday 3rd September 2025

Subject to Contract

I/We offer the sum of: _____

(figures and words)

For lot(s)	1	2	3	4
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Please deleted as appropriate

I accept the proposed overage yes no

Please deleted as appropriate

I propose an alternative overage as detailed below:

This is my/our best and final offer.

Complete as appropriate:

My/Our position is:

1. Cash Purchase
2. Finance required (no property to sell)
3. Subject to sale of current property
4. Other

My/Our Solicitor: Name: _____

Address: _____

Email: _____

Tel No: _____

The Buyer(s) Details Name: _____

Address:

Email:

Tel No: _____ Signed: _____

This form is to be returned no later than 12 Noon on Wednesday 3rd September 2025 via email to:

eleanor.isaac@brutonknowles.co.uk.

We will reply with a confirmation of receipt email.

NB The Vendors do not bind themselves to accept this or any other offer whether higher or lower.

