



BLenheim ESTATE

LAND

Grassland on the Blenheim Estate, Oxfordshire

Carter Jonas

Welcome

Roy Cox, Blenheim Estates Director

At Blenheim Estate, we have a vision to be the lifeblood of the local economy, to enhance the lives of local people, and to share and protect this magnificent place for future generations. This vision drives everything we do.

When it comes to our land, we see it as our duty to leave this place truly better than we found it. Through an innovative strategy, our focus has shifted to recognise the value of clean air, and water, healthy soils, green spaces and a thriving natural environment, allowing those who care for the land to generate new income streams and promote the very best of farming. Our land and those who care for it will play a vital role in our road to producing net zero carbon by 2025.

We can't do it alone. We are looking for forward-thinking, commercial people keen to play their part in the future of agriculture at Blenheim. As a partner, you'll have the strength of the Blenheim Estate brand on your side, and the opportunity to make a real difference to this area and your business. If you see the value in caring for this land, and feel that you're aligned with our long term goals, we want to hear from you.

To read more on our Land Strategy, [visit **blenheimestate.com/land**](https://www.blenheimestate.com/land)



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About the land

LOCATION

The land is located within a four-mile radius of the historic market town of Woodstock in Oxfordshire, within and on the edge of the Cotswolds Area of Outstanding Natural Beauty. The various Lots are adjacent to the Rivers Evenlode, Dorn and Thames.

Woodstock is eight miles (13 km) north-west of Oxford and provides excellent local amenities. The M40 is seven miles, Banbury 14 miles, Central London 55 miles and Heathrow Airport 45 miles.

LAND

The principally low-lying land totals 630.37 acres (255.09 hectares) and is split into six Lots of varying sizes, available to rent as a whole or in separate Lots:

Lot 1: Cassington - 92.77 acres (37.54 ha)

Lot 2: Mill Farm & Water Meadows - 137.67 acres (55.71 ha)

Lot 3: Lower Ridings & Lower Westfield - 276.17 acres (111.76 ha)

Lot 4: Hill Barn - 36.65 acres (14.83 ha)

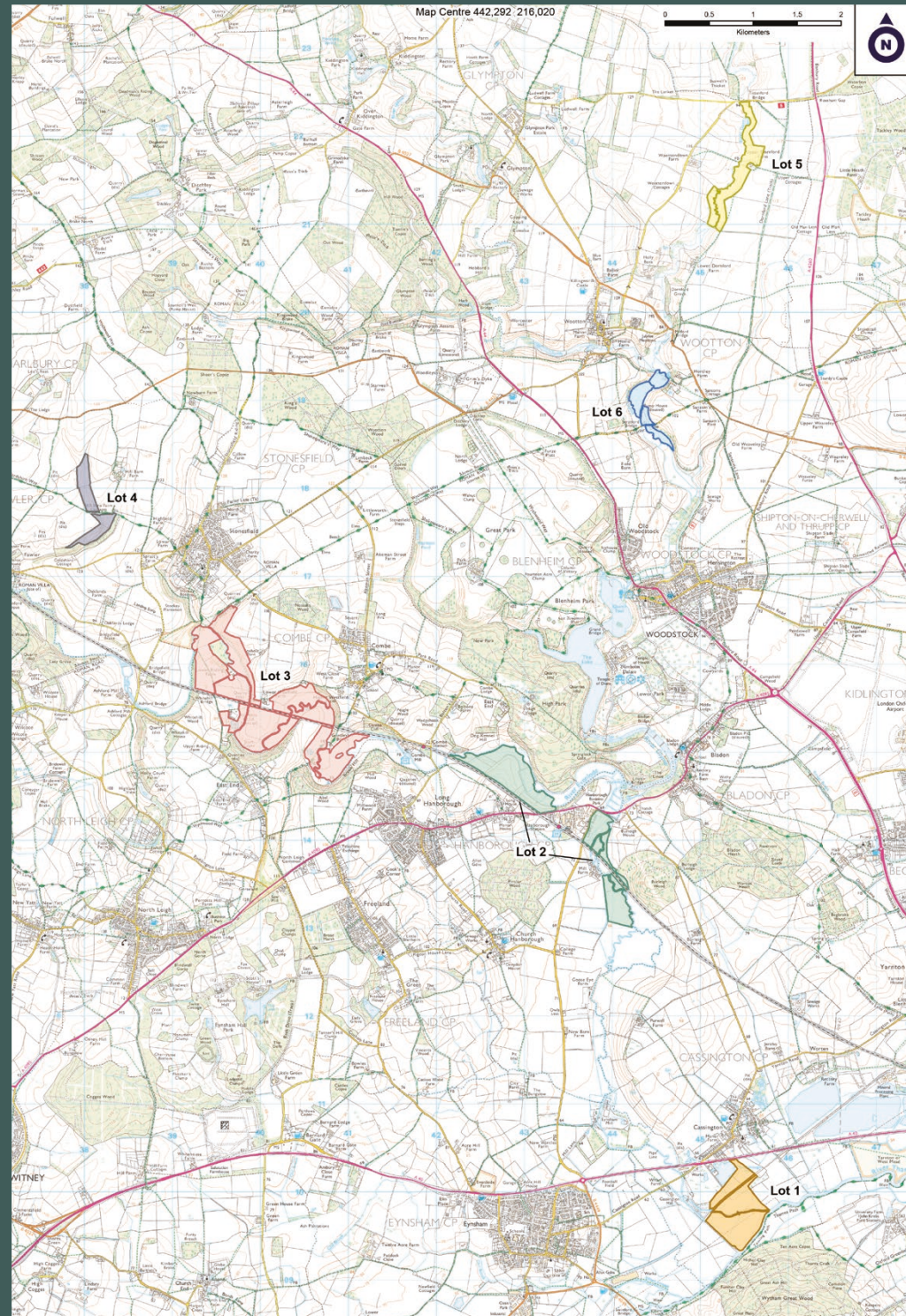
Lot 5: Wootton - 54.94 acres (22.23 ha)

Lot 6: Hordley - 32.17 acres (13.02 ha)



Land Plan

-  Lot 1 - Land at Cassington
-  Lot 2 - Land at Mill Farm & Water Meadows
-  Lot 3 - Land at Lower Ridings & Lower Westfield
-  Lot 4 - Land at Hill Barn
-  Lot 5 - Land at Wootton
-  Lot 6 - Land at Hordley

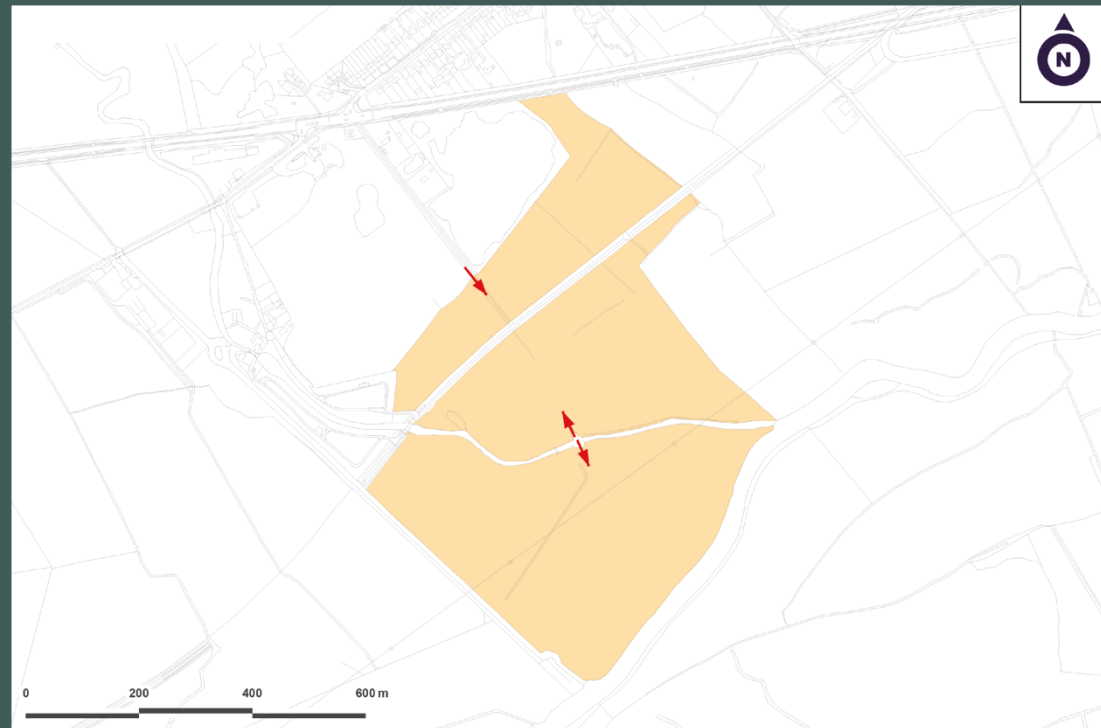


Lot 1

Land at Cassington

Access and Crossing Points.

92.77 acres (37.54 ha) total

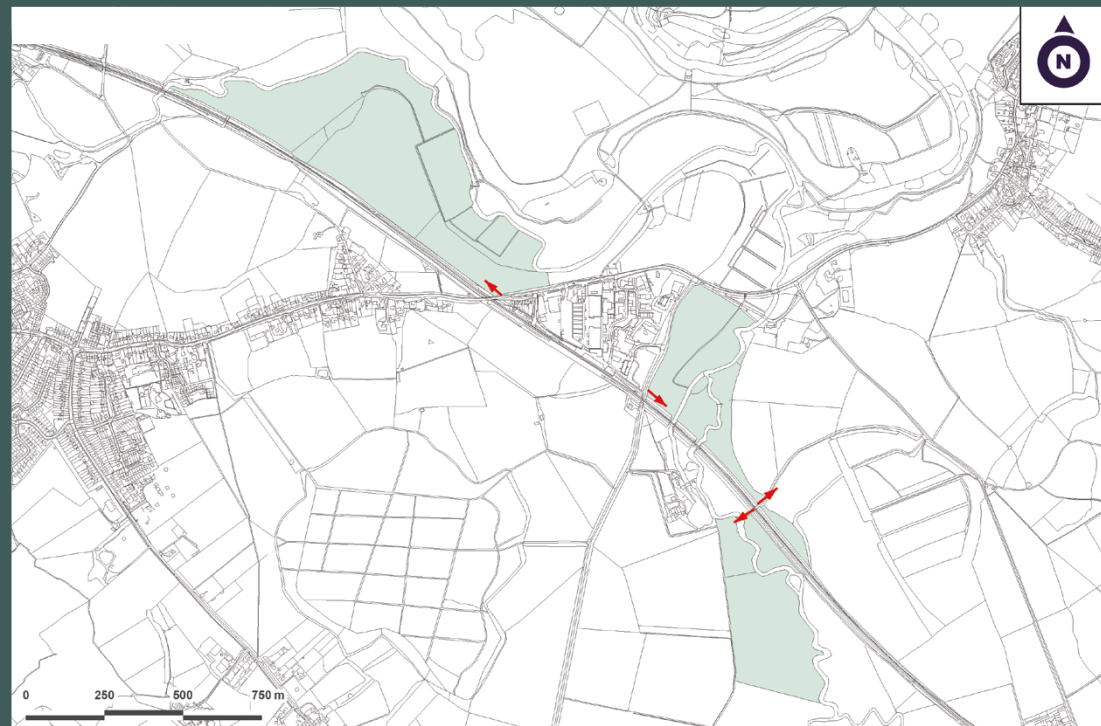


Lot 2

Land at Mill Farm & Water Meadows

Access and Crossing Points.

137.67 acres (55.71 ha) total

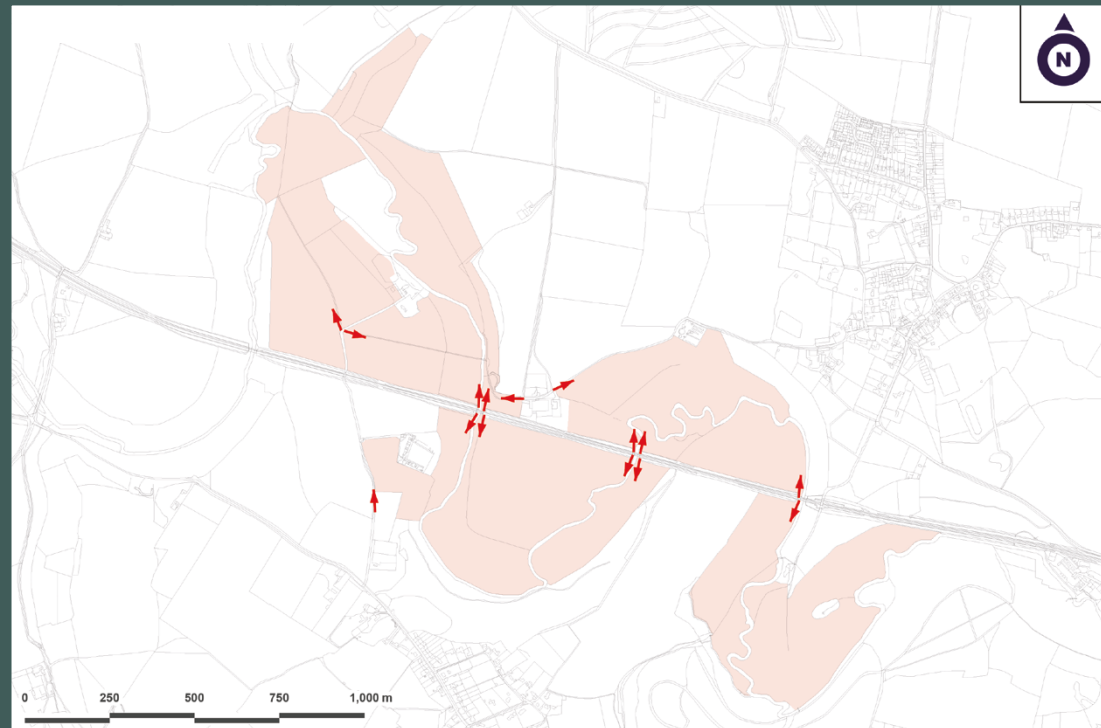


Lot 3

Land at Lower Ridings & Lower Westfield

Access and Crossing Points.

276.17 acres (111.76 ha) total



Lot 4

Land at Hill Barn

Access and Crossing Points.

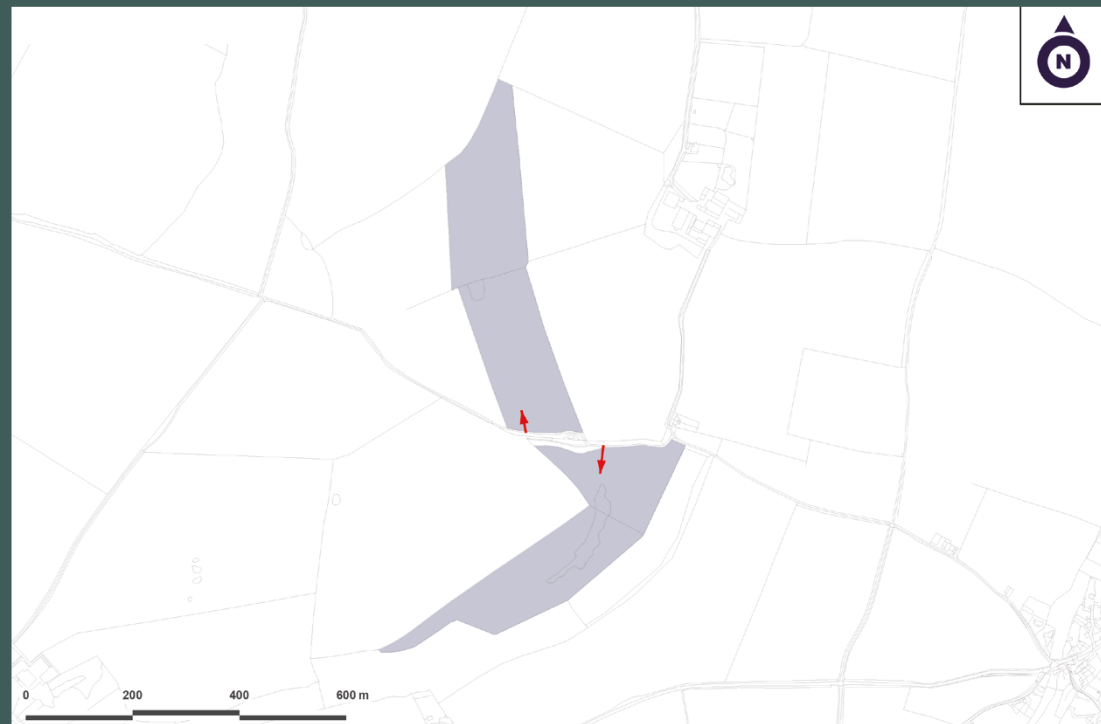
36.65 acres (14.83 ha) total

It should be noted that the southern 16.54 acre (6.70 ha) area of Lot 4 is a designated Site of Special Scientific Interest (SSSI). This requires the Licensee to graze the land between the following dates:

Sheep from 1st September - 30th March

Cattle from 1st August - 30th November

The successful Licensee is deemed to have understood the short grazing window available to them. Further details of the requirements are available on request.

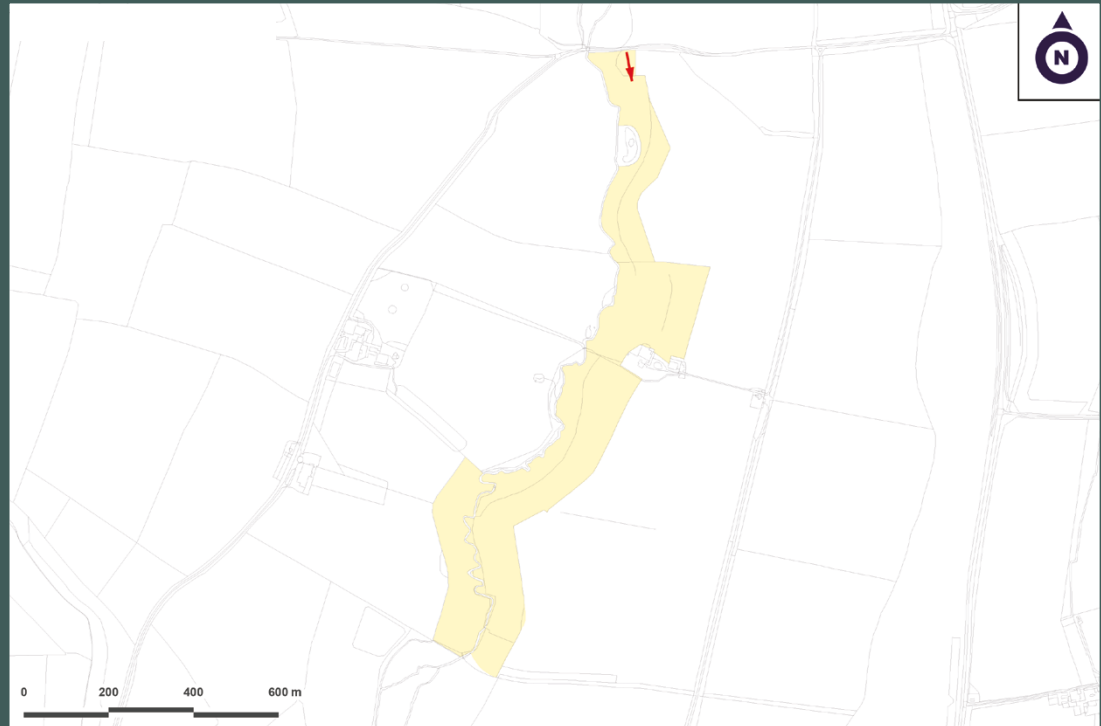


Lot 5

 Land at Wootton

 Access and Crossing Points.

54.94 acres (22.23 ha) total

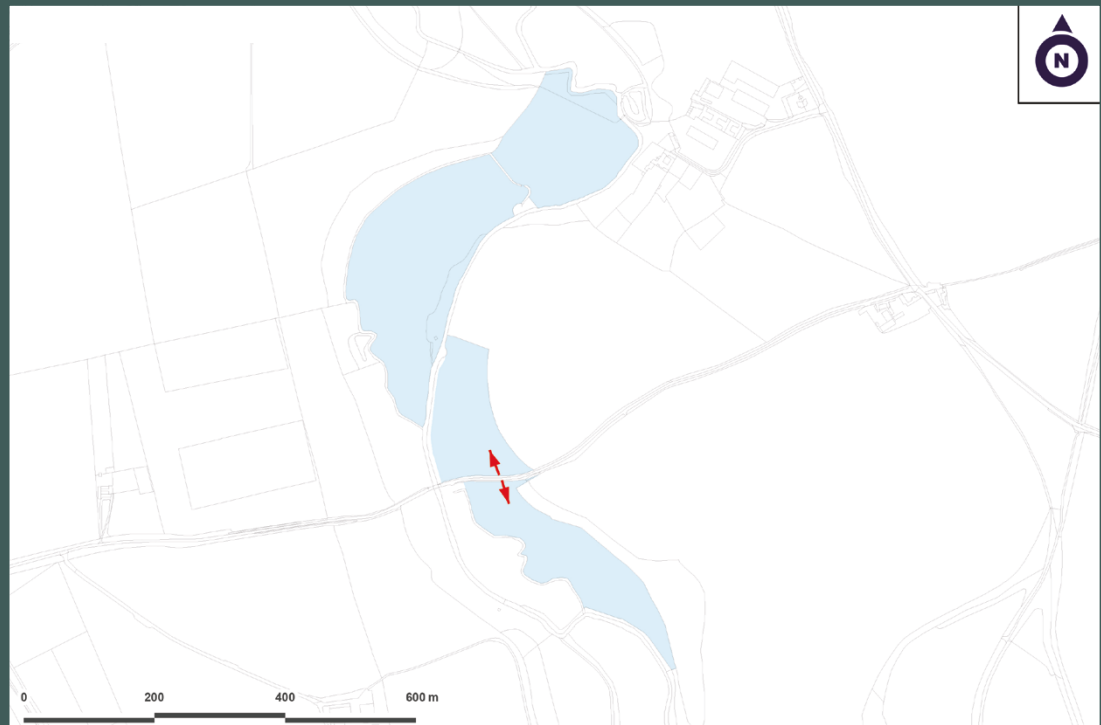


Lot 6

 Land at Hordley

 Access and Crossing Points.

32.17 acres (13.02 ha) total



TENURE & POSSESSION

The land is available on a temporary basis from 1st April – 1st October 2021 by way of a Grazing Licence. It's our intention to forge long term partnerships with the successful applicant(s), and there is an expectation on the Licensee to share in our strategy and to occupy the land bringing forward the most appropriate farming techniques to complement our legacy on land. Find out more about the strategy at blenheimestate.com/land

An example licence is available upon request from the Letting Agents.

BASIC PAYMENT SCHEME

The Licensor will claim and retain the Basic Farm Payment. The Licensee will abide by the rules of the scheme from the duration of the Licence Term.

ENVIRONMENTAL SCHEMES

The land is included within an Entry Level & Higher Level Stewardship Scheme (ELS & HLS). The Licensee will be responsible for adhering to the management obligations of the scheme. Further details of this are available upon request from the Letting Agents.

In summary, the management options include:

EK3: Permanent grassland with very low inputs: outside SDA & ML

HK6: Maintenance of species-rich, seminatural grassland

HK15: Maintenance of grassland for target features

A13: Permanent grassland for Article 13

Note – these options allow hay making after 30th June.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

There are a number of public footpaths and bridleways crossing the land, as indicated on the Lotting Plans.

SPORTING RIGHTS

Sporting Rights are retained by the Estate. The successful licensee(s) is to accommodate the sporting interests of the Estate, including all associated activities and staff interests.

ACCOMMODATION

Accommodation is available in an Estate cottage at Lower Westfield Farm, Stonesfield (AST terms), by way of separate negotiation. More details are available from the Letting Agents.

VIEWINGS

Interested parties must make a prior appointment with the Letting Agents.

HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the Letting Agents nor the Licensor takes responsibility.

DIRECTIONS

All land is within easy reach of Cassington, Long Hanborough, Stonesfield, East End, Combe, and Wootton. Please refer to the location plan and lot plans – access gateways, tracks and crossing points are appropriately shown.

LETTING PROCESS

To rent by Informal Tender, which will follow a two stage tender process:

Phase 1 - completion of the agents Tender Form, to be submitted to the following address before 1pm on Friday 19th March 2021:

Carter Jonas, Mayfield House, 256 Banbury Road, Summertown, Oxford OX2 7DE, and clearly marked 'Grassland on the Blenheim Estate'. Please refer to the Agent's Tender Form for more details.

Phase 2 - an interview with a shortlist of applicants to understand how their approach will complement and enhance Blenheim Estate's Land Strategy.

Get in touch

To apply contact the Carter Jonas
Oxford Rural Team.

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Important information

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