



Land at Little Tew,  
Little Tew, Oxfordshire

Strutt  
& Parker

Land and property. Since 1885.



## An attractive block of arable and grassland on the edge of the village of Little Tew

Great Tew 1 mile, Soho Farmhouse 3 miles, Enstone 3 miles, Chipping Norton 5 miles, Woodstock 9.5 miles, Banbury 10 miles, Moreton-in-Marsh 14 miles, Stow-on-the-Wold 15 miles, Oxford 18 miles (Distances are approximate)

**Productive arable land | Grassland | Woodland**  
**Edge of village location | Bordering the River Dorn**  
**Good roadside access | Attractive, rural location with amenity, equestrian and environmental potential**

About 91.67 acres (37.12 ha) in total

For sale as a whole or in up to seven lots

**Guide price £1,500,000 (as a whole)**

### Situation

The land at Little Tew is located on the edge of the popular Oxfordshire village of Little Tew. There is an abundance of local amenities in the neighbouring villages with a pub and café located in Great Tew, Soho Farmhouse located 3 miles to the south-east with supermarkets, restaurants, schools and cafés located further afield in Chipping Norton, Stow-on-the-Wold and Moreton in Marsh.

### The Land

The land at Little Tew is in a superb location on the edge of the village and comprises a good mix of productive arable and grassland with areas of mature, mixed woodland. The land is bordered by mature hedgerows and benefits from a number of good roadside access points from the village. Currently farmed subject to a Farm Business Tenancy (FBT) which is due to terminate in September 2026 the majority of the land is included within an arable rotation and has potential for amenity, environmental and equestrian use (subject to the correct permissions).

The land is available as a whole or in up to 7 lots:



#### Lot 1 | About 7.47 acres (3.02 ha)

A single, productive arable field with road access and immediately adjoining the village boundary.

#### Lot 2 | About 26.45 acres (10.70 ha)

Productive, gently sloping arable land with views across the valley to the Little Tew Meadows SSSI.

#### Lot 3 | About 13.30 acres (5.38 ha)

Productive, level grassland with roadside access and adjoining the village.

#### Lot 4 | About 4.69 acres (1.90 ha)

Permanent pasture adjoining the village with roadside access.

#### Lot 5 | About 10.72 acres (4.34 ha)

A single, arable field with an area of mixed woodland.

#### Lot 6 | About 17.15 acres (6.94 ha)

Productive, grassland fields with mature, mixed woodland located on the southern boundary and partly adjoining the River Dorn.

#### Lot 7 | About 11.89 acres (4.81 ha)

A single arable field located to the south-east of the village with good road access.

## General

**Method of sale:** The land at Little Tew is offered for sale as a whole, or in up to 7 lots by private treaty. Subject to the leases and agreements outlined within these details.

**Farm Business Tenancy:** The land is occupied subject to a Farm Business Tenancy (FBT). Further details are available from the Vendors agent.

**Services:** There are no services connected to the land.

**Wayleaves, easements and rights of way:** The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are public footpaths crossing parts of the land. Further details are available from the Vendors agent.

**Designations:** The land lies within a Nitrate Vulnerable Zone (NVZ) and the village of Little Tew is a classified conservation area.

**Holdover:** Holdover is reserved to permit the harvesting of all growing crops.

**Rights of access:** The Vendors reserve a right of access to a memorial bench located on the edge of lot 3. Further details are available from the Vendors agent.

If the land is sold in lots then a right/s of access we be required to be granted across a number of the lots. Further details are available upon request from the Vendors agent.

**Sporting, timber and mineral rights:** All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

**Overage:** Parts of the land will be sold subject to an overage clause. Further details are available from the Vendors agent.



**Covenants and/or restrictions:** There are restrictions / covenants listed on the Land Registry Title deed, details of which will be made available by the Vendors solicitors on request.

**Fixtures and fittings:** All items usually regarded as tenant's fixtures and fittings are specifically excluded from the sale.

**Local authority:** West Oxfordshire District Council ([westoxon.gov.uk](http://westoxon.gov.uk))

**VAT:** Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

**Health and safety:** Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

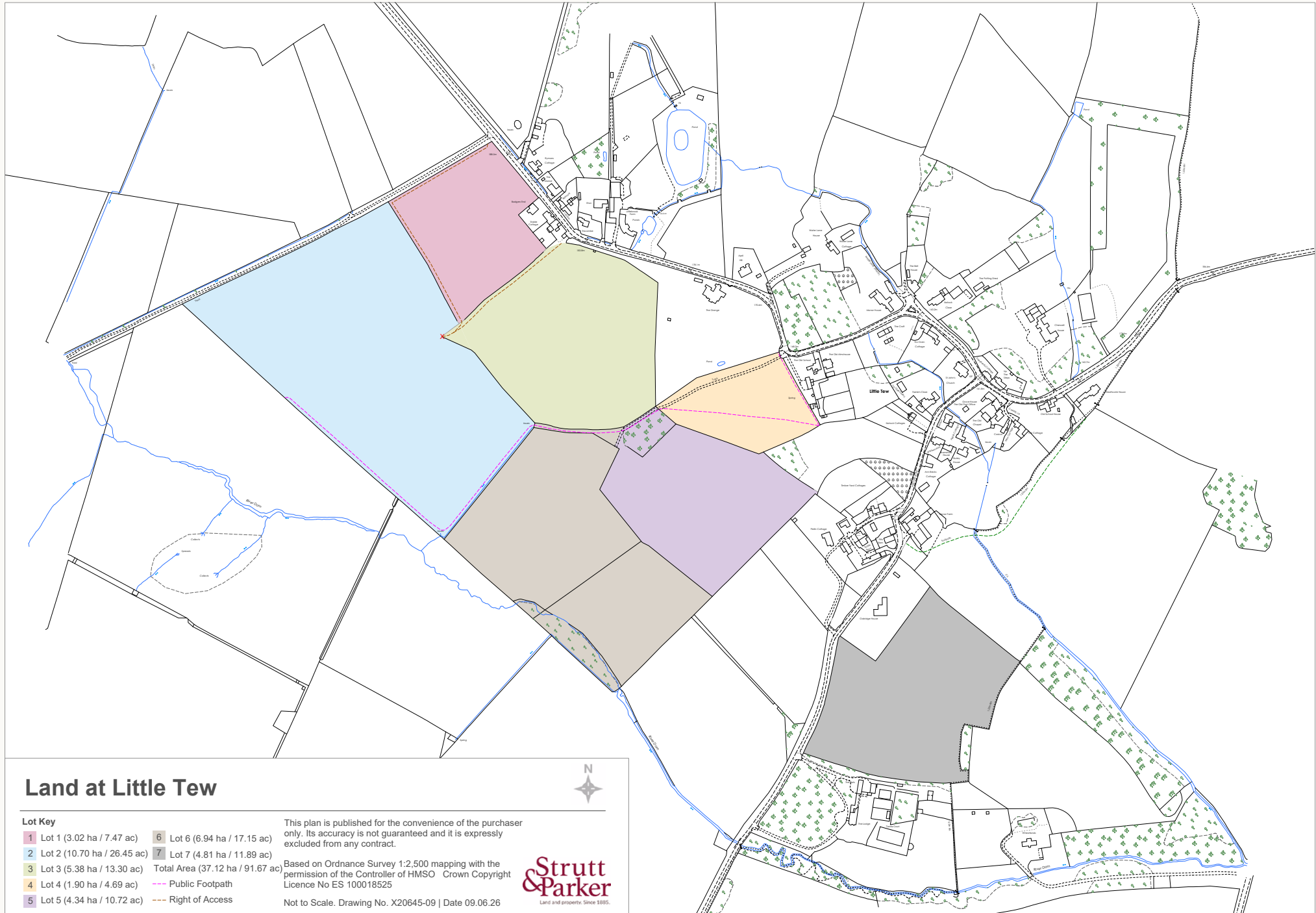
**Solicitors:** Bradey Saul Solicitors, 2 market Street, Chipping Norton, Oxfordshire OX7 5NQ (01608 648020)

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

**Guide price:** £1,500,000 (as a whole). Details for the individual lots are available from Vendor's agent upon request.

**Directions:** From Chipping Norton take the Banbury Road heading north-east. At the roundabout continue straight. After 1.5 miles, turn right towards Great Tew and after around ½ mile take the right second right towards Little Tew. The land will be on your right-hand side after ¼ mile.

**Viewing:** Strictly by confirmed appointment with the Vendor's agents, Strutt & Parker in Oxford & Cirencester. Please contact 07826 672139.



# Land at Little Tew



**Lot Key**

1 Lot 1 (3.02 ha / 7.47 ac)	6 Lot 6 (6.94 ha / 17.15 ac)
2 Lot 2 (10.70 ha / 26.45 ac)	7 Lot 7 (4.81 ha / 11.89 ac)
3 Lot 3 (5.38 ha / 13.30 ac)	Total Area (37.12 ha / 91.67 ac)
4 Lot 4 (1.90 ha / 4.69 ac)	--- Public Footpath
5 Lot 5 (4.34 ha / 10.72 ac)	--- Right of Access

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Not to Scale. Drawing No. X20645-09 | Date 09.06.26





## Strutt & Parker Oxford

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