



Sheephouse Farm
Stadhampton, Oxfordshire



BNP PARIBAS GROUP 

Sheephouse Farm

Stadhampton, Oxfordshire, OX44 7UE

A well located mixed, regenerative farm with potential environmental, strategic and commercial opportunities.

Stadhampton ½ mile, Dorchester-on-Thames 6 miles, Thame 8 miles, Wallingford 8 miles, Oxford 9 miles, Central London 50 miles

Sheephouse Farmhouse with 3 main reception rooms and 4 bedrooms | A good range of modern farm buildings | Traditional farm building with development potential (subject to planning permission) | Level arable land Attractive water meadows bordering the River Thame | Woodland | Regenerative farming | Further strategic and environmental opportunities

About 280 acres (113 ha) in total

For sale as a whole or in up to two lots

Situation

Sheephouse Farm is located approximately ½ mile to the north of Stadhampton an attractive village in South Oxfordshire which is home to a local pub and farm shop. The popular market towns of Thame and the historic market town of Wallingford are both 8 miles away and provide a good range of amenities including a selection of supermarkets, cafes, pubs and shops. The city of Oxford lies approximately 9 miles to the north west and is renowned for exceptional city centre and transport networks with connections to London and further afield.

The farm is well positioned with easy access to the all major network connections. The M40 (junction 7) is 5 miles to the north and the A34 accessed via Didcot is just 10 miles away. Train stations are located at Didcot Parkway and Oxford city centre with Oxford Airport 18 miles away.

Sheephouse Farm

Extending to approximately 280 acres, the farm lies in a delightful ring-fenced block, with the house and buildings situated centrally. The A329 Stadhampton to Thame road forms the south-eastern boundary of the farm and from which two long drives lead to the house and farm buildings. The house and buildings are flanked on all sides by large level, principally arable fields, all with good access.

A track from the buildings heads north-west where the land falls gently to water meadows flanking the River Thame on the western boundary of the property. It is here that a successful wild camping business has been set up.

Regenerative Farming: The farm is an archetypal mixed unit, combining arable cropping and a beef herd, ideal for the regenerative farming approach that has been implemented. The vendors have joined the Wildfarmed Group, founded by the renowned Andy Cato, growing regenerative wheat to make flour. Wildfarmed is all about low input farming with no pesticides, fungicides or herbicides and with biodiversity at the heart of all activities. Varieties are selected to suit companion planting with other crops, that either provide a secondary crop in the same field or that increase habitat, protect or restore depleted soils. They aim to work with nature to build fertility and resilience in our landscapes, protecting the wheat, wildlife, rivers and soils. The farm can continue as it is embracing the regenerative farming approach, or there is potential to further enhance the agriculture, environmental or commercial opportunities.

Environmental Enhancement: The Thames Valley Flood Scheme is a consultation document identifying potential flood storage areas to reduce flood risk across the Thames Valley. Initially, 700 potential locations for flood storage were identified, which have been narrowed down to 17 locations, which require further investigation. One of these is the water meadows at Sheephouse Farm, which border the River Thame.

The River Thame is one of the main tributaries of the River Thames and the water meadows at Sheephouse regularly flood during the winter months when there are periods of high rainfall. The Thames Valley Flood Scheme would mean the construction of a structure designed to hold back water in various locations, as and when required. If such a structure was constructed on the River Thame downstream from Sheephouse Farm, then an increased area of water meadows would be subject to flooding in the winter months. At the same time, the scheme aims to help with habitat creation and recreation. Existing agriculture would be maintained or adapted depending on the landowner requirements.

At this stage, the Thames Valley Flood Scheme is purely a project under consideration and if implemented, it will be some time before it is known whether Sheephouse Farm became a location that would be involved in the project.

Commercial Development: Given market demand and the farms highly accessible location with excellent access to the M40 and Oxford further conversion of the farm buildings, subject to the necessary planning consents, could be considered. Planning permission for change of use of farm buildings to commercial uses such as light industrial or storage could unlock considerable rental income. Purchaser must take their own professional advice on the prospects of gaining such consents.

Strategic Development: A few miles to the east of the farm is Chalgrove Airfield, where a number of years ago a planning application was submitted for the creation of about 3,400 new homes. If this application was successful, it would have involved the creation of new highway infrastructure linking the development to the local highway network without overload. One of the new road systems linking to Chalgrove Airfield would have crossed Sheephouse Farm in an east/west direction to the north of the village of Stadhampton and to the south of the house and farm buildings. Plans showing the location of the proposed new road are available from the vendor's agents.

This planning application was eventually withdrawn, but it is indicated that it is being revised and will be resubmitted during the course of 2024.

There is both support and challenge to the proposed residential development, which was first mooted over five years ago and it is unclear whether it will eventually take place or not. In the event that development is permitted, and the new highways links constructed, then an element of Sheephouse Farm would lie to the south of the new highway and north of Stadhampton village, possibly offering potential for alternative uses, subject to the necessary planning consents.

Both the Thames Valley Flood Scheme and the Chalgrove Airfield development are projects that are under consideration and at this stage, there is little or no clarity as to whether one or both will continue and be implemented, potentially unlocking future benefits for the owner of the farm.



**Lot 1 – Sheephouse Farmhouse,
farm buildings and land.
About 62.17 acres (25.17 ha)**

Positioned at the end of the long private drive and adjacent to the farm buildings, Sheephouse Farmhouse is an attractive family home of part traditional stone construction which has been extended and modernised by the current owners and totals approximately 1,916 sqft.

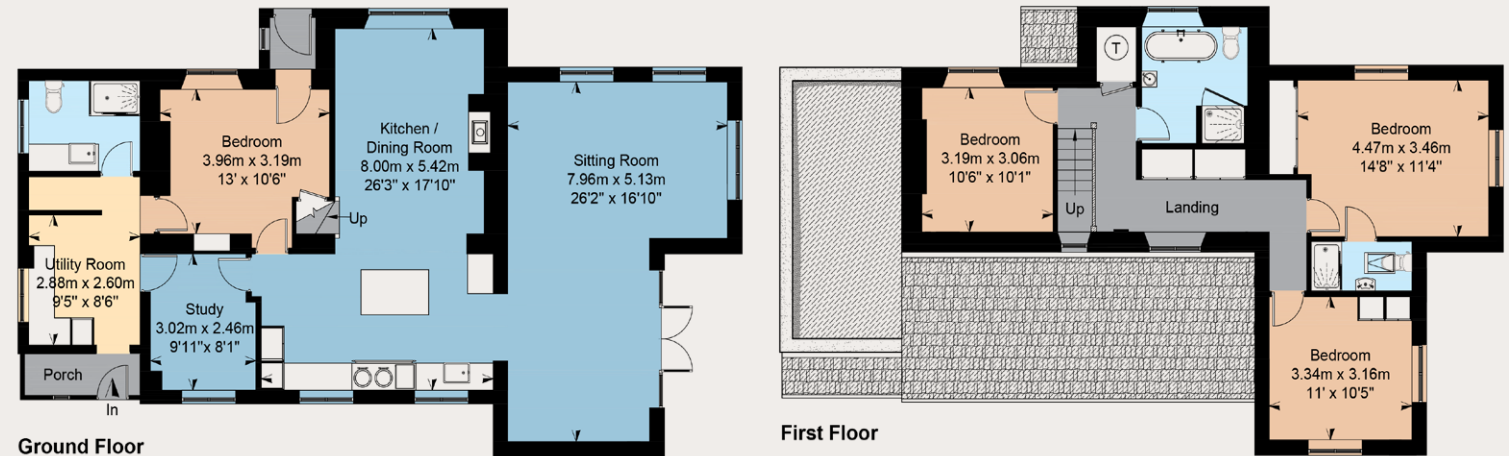
On the ground floor is a substantial open plan kitchen, dining and sitting room all with views out over the farm and with adjoining study, utility room, downstairs shower room/utility room and a double bedroom.

Upstairs there is a principal bedroom with en suite bathroom, a further two double bedrooms and a family bathroom.

Gardens and paddocks surround the farmhouse providing an attractive outlook.



Floorplans for Sheephouse Farmhouse
House internal area 1,916 sq ft (178 sq m)
For identification purposes only.





The Farmland

The farmland included within Lot 1 is predominately productive arable land extending to approximately 55 acres (22 ha). Currently included within the regenerative farming model the land is low input with no pesticides, fungicides or herbicides and is divided into the good sized enclosures surrounding the farmhouse and farm buildings with good road frontage. Paddocks are located adjacent to the farmhouse with a small copse located on the northern boundary at the end of the hardcore farm track which leads from the farm buildings.



Farm buildings

Sheephouse Farm boasts a range of farm buildings. Located at the end of the drive beyond the farmhouse the buildings are currently utilised for agricultural and commercial uses and comprise a good mix of traditional and modern buildings with potential for other uses.

Briefly the buildings comprise: Dutch barn with steel lean to, 10 x bay concrete portal frame livestock shed with internal partitions, 4 x bay grain store with roof mounted 15kW solar array, a modern steel portal framed part clad general purpose farm building, former poultry sheds and a mobile home which has provided accommodation for a self-employed farm worker for many years. Various units within the farm buildings are currently occupied subject 1954 Act Tenancies (contracted out). Further details are available from the vendor's agent.

Located adjacent to the farmhouse is an attractive part red brick under clay tile roof traditional farm building. Currently home to stables and the former farm shop and butchery business the building has development potential for alternative uses (subject to planning consent) with draft architect plans available upon request. Adjoining the traditional building is a general purpose store. A farm building measurement plan is available from the vendor's agent upon request.





Sheephouse Farm, Stadhampton



Buildings Key

- | | |
|------------------------------|------------------------------|
| 1 - Sheephouse Farmhouse | 6 - Mobile Home |
| 2 - Dutch Barn | 7 - Former Poultry Sheds |
| 3 - Traditional Farmbuilding | 8 - Grain Store |
| 4 - General Purpose Building | 9 - General Purpose Building |
| 5 - Livestock Building | |

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Not to Scale. Drawing No. Y21842-06 | Date 15.05.24



Lot 2 – Arable and grassland at Sheephosue Farm.

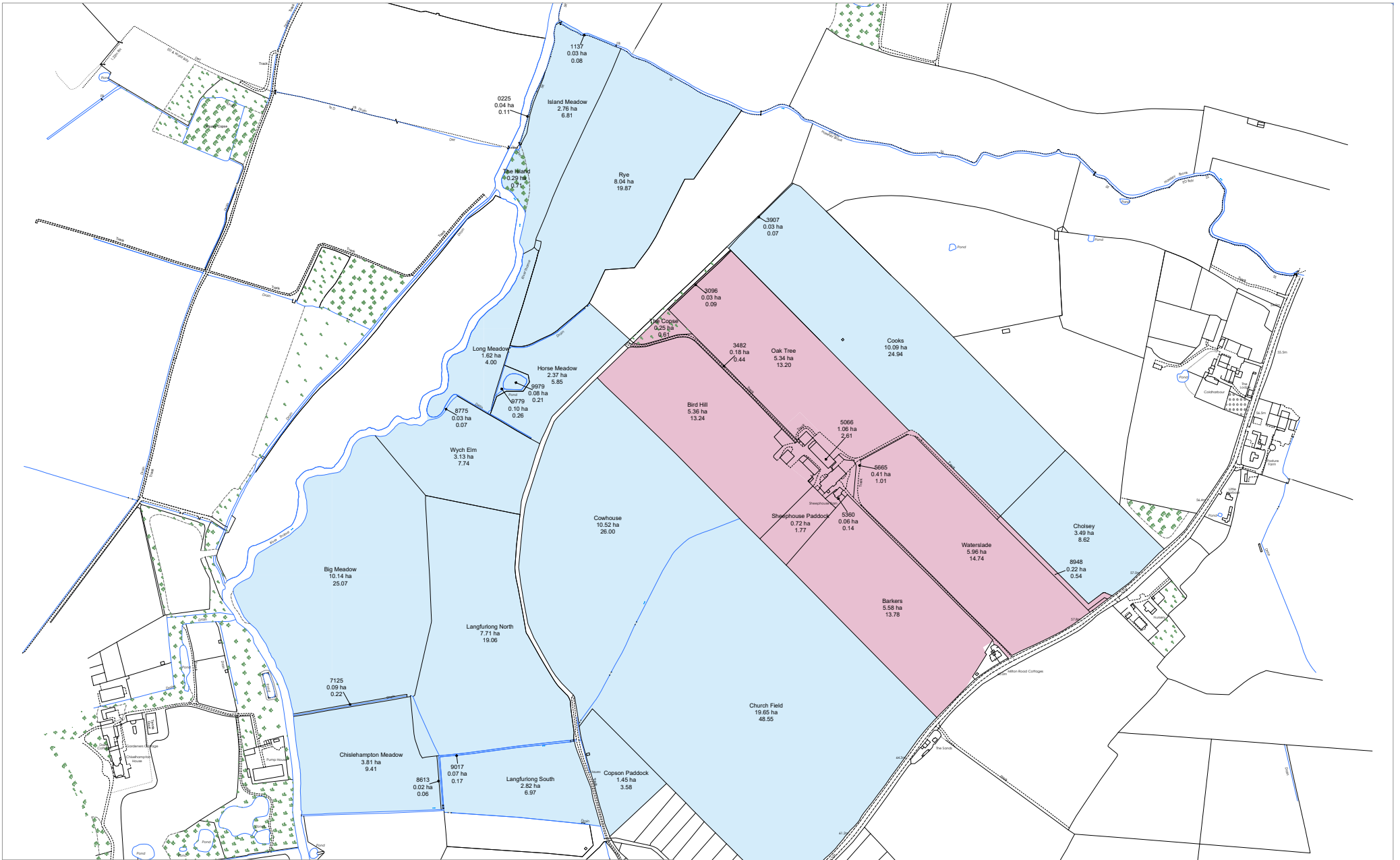
About 218.39 acres (88.36 ha).

Comprising a good mix of arable totalling approximately 153 acres (62 ha) and permanent pasture approximately 62 acres (25 ha) the farmland within Lot 2 borders Lot 1 and is incorporated into the same regenerative farming model. The arable land is predominately down to a wheat crop forming part of the Wild Farmed Group which produces regenerative wheat to make flour the land is again low input with no pesticides, fungicides or herbicides. Divided into good sized enclosures the land is suitable for commercial farming activities with direct access from the A329. Further details in relation to the farming model are available upon request.

The grassland runs alongside the whole of the river frontage on the north western boundary providing diverse and species rich pastureland which could be incorporated into environmental options such as the SFI scheme with the potential to stack options within the agreement or to enhance natural capital opportunities across the farm. The majority of the grassland is utilised for grazing purposes by the 100% pasture fed beef suckler herd located Sheephosue Farm. The current owners have incorporated a rotational grazing (mob grazing) method with semi-permanent electric fencing and mains water to the fields which works incredibly well on the light sandy loam soils. The water meadows directly bordering the River Thame on the northern boundary are home to the successful wild camping business which runs from May through to September each year.

A single track road to the south of the farm and heading north out of the village provides separate access points to the most southern fields including to the pony paddock known as Copson paddock. The land is bordered by mature hedgerows and veteran trees providing an attractive outlook. A family shoot is run across the farm.





Shephouse Farm, Stadhampton

Key

- Lot 1 (25.17 ha/ 62.17 ac)
- Lot 2 (88.36 ha/ 218.39 ac)
- Total Area (113.53 ha/ 280.55 ac)

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General

Sheephouse Farmhouse & Services:

Property	Occupation	EPC Band	Council Tax Band	2024/25 Payment	Heating	Water	Drainage
Sheephouse Farmhouse	Owner occupied	D	D	£2,200	Oil Fired	Mains	Private

We understand that the farm buildings are connected to mains electricity and water.

There is also Photo Voltaic Energy Generation 15kW capacity from an array of panels mounted on the roof of the grainstore.

Method of sale: Sheephouse Farm is offered for sale as a whole, by private treaty. Subject to the leases, licenses and agreements outlined below. Further details are available from the vendor's agent.

Farming Agreement: The arable land is included within an agreement with Wildfarmed which comes to an end of 30th September 2024. Further information is available from the vendor's agent.

Tenancy Agreements: Two farm buildings are let out for commercial purposes on lease contracted out of the Landlord & Tenant Act 1954 (LTA 54). Further information is available from the vendor's agent.

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 is public footpath crossing over the land. Further details are available from the vendor's agent.

Basic Payment: The entitlements to the Basic Payment are not included in the sale.

Schemes: Part of the farm is included in a Sustainable Farm Incentive (SFI) agreement which is due to expire on 28/02/2027 and a Mid Tier Countryside Stewardship Agreement which is due to expire on 31/12/2026. Further information is available from the vendor's agent.

Designations: The Farm lies within a Nitrate Vulnerable Zone (NVZ) and a Conservation Area.

Holdover: If required holdover is reserved to permit the harvesting and storage of all growing crops and for a machinery sale..

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

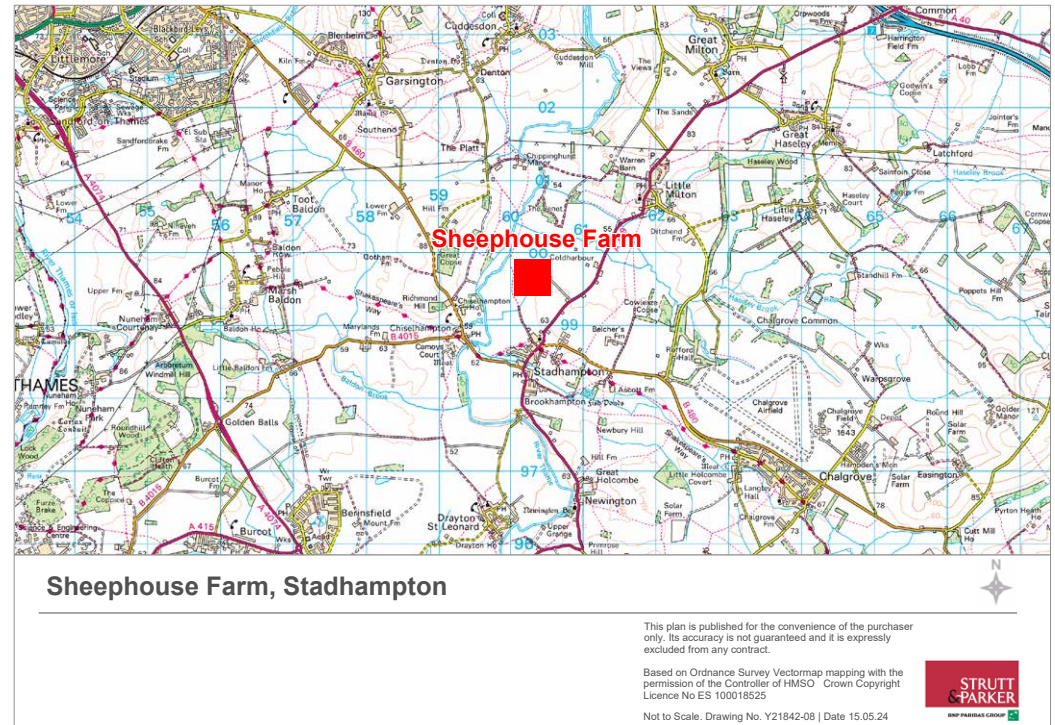
Overage: Part of the farm will be sold subject to an overage clause. Further details are available from the vendor's agent.

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 and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale.

Local authority: South Oxfordshire District Council (www.southoxon.gov.uk).

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



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: Lightfoots, 1- 3 High Street, Thame, Oxfordshire OX9 2BX

Guide price: £4,750,000

Directions

From Stadhampton continue north out of the village and at the mini roundabout bear left on the A329 signed M40 and Thame. Continue for approximately ½ mile before turning left onto the main farm drive, immediately after a pair of cottages on the roadside.

What3words ///founding.pleaser.hunk

Postcode: OX44 7UE

Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Oxford 07826 672139 or London 020 7591 2214.



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