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**SIMMONS & SONS**

Shenley Wood Farm, Highmoor & Grange Farm, Badgemore  
Henley-on-Thames, Oxfordshire

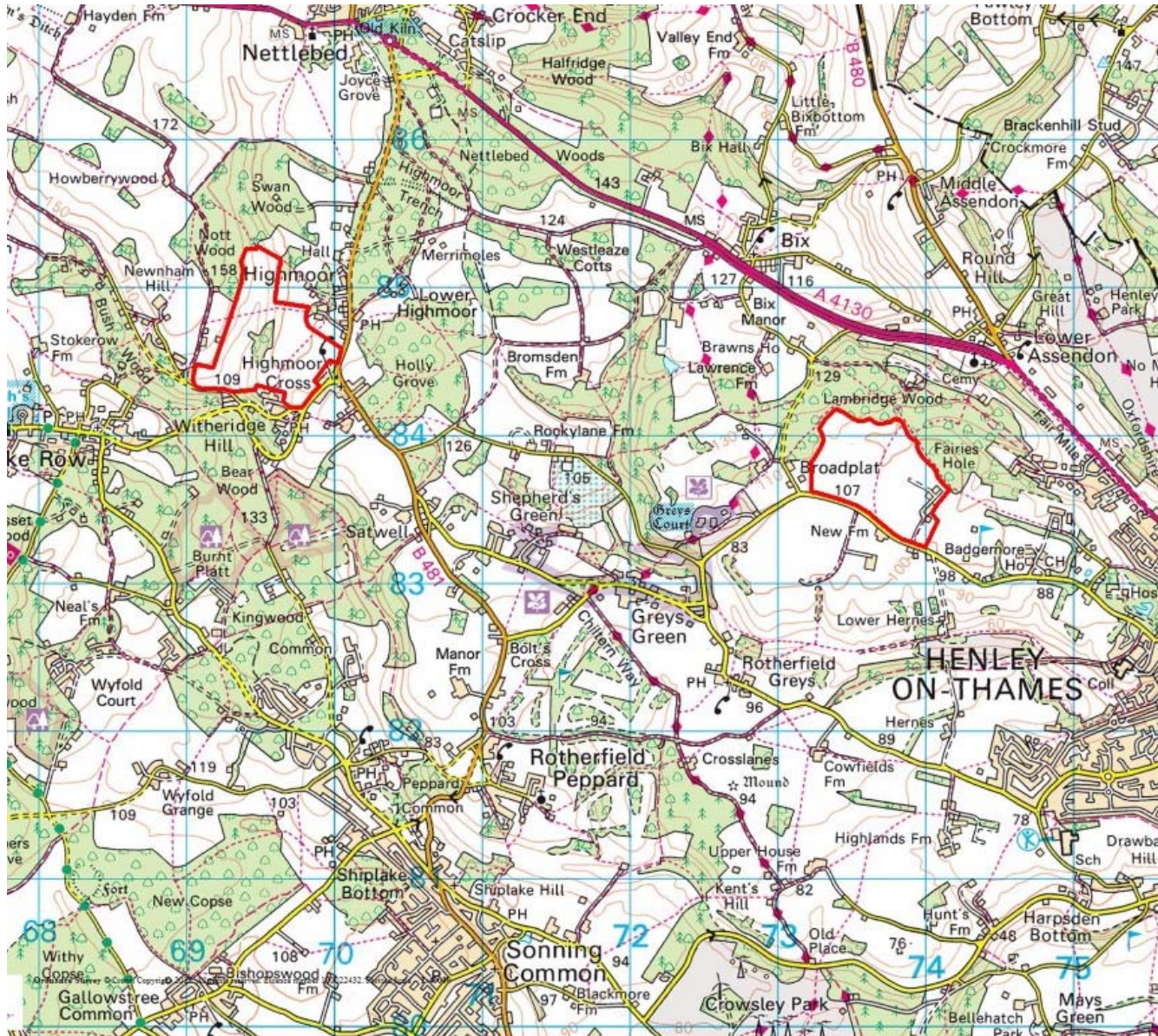






# SHENLEY WOOD FARM, HIGHMOOR & GRANGE FARM, BADGEMORE, HENLEY-ON-THAMES, OXFORDSHIRE TWO RESIDENTIAL FARMS ON THE MARKET FOR THE FIRST TIME IN MORE THAN THIRTY YEARS

FOR SALE AS A WHOLE ONLY BY PRIVATE TREATY



- A 5 Bedroom Farmhouse (subject to AOC)  
At Shenley Wood Farm, Highmoor
- A 4 Bedroom Farmhouse (subject to AOC)  
At Grange Farm, Badgemore
- Modern Farm Buildings extending to approx. 43,000 sq. ft.
- Extensive Concrete Yards
- Let Commercial Office
- Arable, Pasture and Woodland
- Approx. 260 Acres (105 Hectares)

**Both Farms are subject to a Section 106 Agreement preventing the sale of either holding separately from the other.**

## Location

**Shenley Wood Farm, Highmoor** is situated in South Oxfordshire on the edge of the village of Highmoor to the north of Reading and to the west of Henley-on-Thames.

## Directions

Postcode RG9 5PE will take you to neighbouring Witheridge Hill and the Farm is approximately 400 yards before the turning to Witheridge Hill on the right hand side - Leaving Henley-on-Thames on the A4130 towards Nettlebed. At the Nettlebed roundabout, take the first turn left towards Reading on the A481. Continue for approximately 1 mile. On entering the village of Highmoor, turn right towards Witheridge Hill, Shenley Wood Farm is located approximately 250 yards on the right as identified by the 'For Sale' board.

**Grange Farm, Badgemore** is situated in South Oxfordshire approximately 2 miles to the west of Henley-on-Thames.

## Directions

Postcode RG9 4NZ. Leave Henley-on-Thames in a westerly direction towards Peppard and Badgemore Park Golf Club, via Gravel Hill, continue on this road for approximately 1.25 miles where Grange Farm is located on the right as identified by a 'For Sale' board.







## Description

### Shenley Wood Farm, Highmoor

Extending to approx. 133.14 acres (53.88 hectares), Shenley Wood Farm is a mixed residential farm comprising a contemporary 5 bedroom farmhouse. Constructed in 1996 and is subject to an Agricultural Occupancy Condition, located in the centre of the farm and extending to approx. 2,500 sq. ft. set within a large private garden with tennis court. The farm buildings are of a modern construction and extend to approx. 14,500 sq. ft., set within a concrete and earth yard. The land comprises arable, pasture and woodland, all located within a ring fence.

### Shenley Wood Farm House

Located at the end of a private driveway in the centre of the farm, the farmhouse is set within its own grounds with a gravel driveway to the front., the ground floor comprises entrance hall, sitting room, office, large open plan kitchen / breakfast room, utility / boot room and two W.C.s. On the first floor, a master bedroom with en suite bathroom, 4 further bedrooms, family bathroom and further shower room. The house is surrounded by gardens principally laid to lawn and with a hard tennis court.

### Buildings & Yard

Located to the north and east of the farmhouse are three modern agricultural buildings.

Building 1 is a 4-bay open fronted steel portal framed machinery shed with part concrete and part earth floor. Approx. 11 metres x 24 metres.

Building 2 is a 6-bay steel portal framed cattle building with part concrete and earth floor with one elevation of concrete block wall and the remainder Yorkshire boarding. Approx. 15.5 metres x 37 metres.

Building 3 is a 7-bay steel portal framed building with concrete panel walls to three sides with part concrete and earth floor. Approx. 16 metres x 32 metres.

To the north of Building 1 is a large concrete pad. Buildings 2 and 3 are accessed via concrete tracks with a large earth yard adjacent. A further concrete pad lies between Buildings 2 and 3 providing dung storage with thrust walls.

To the west of Building 2 is a modern corral with wood chip surface, penning and crush area.

All the buildings are connected to mains water and electricity.

### The Land

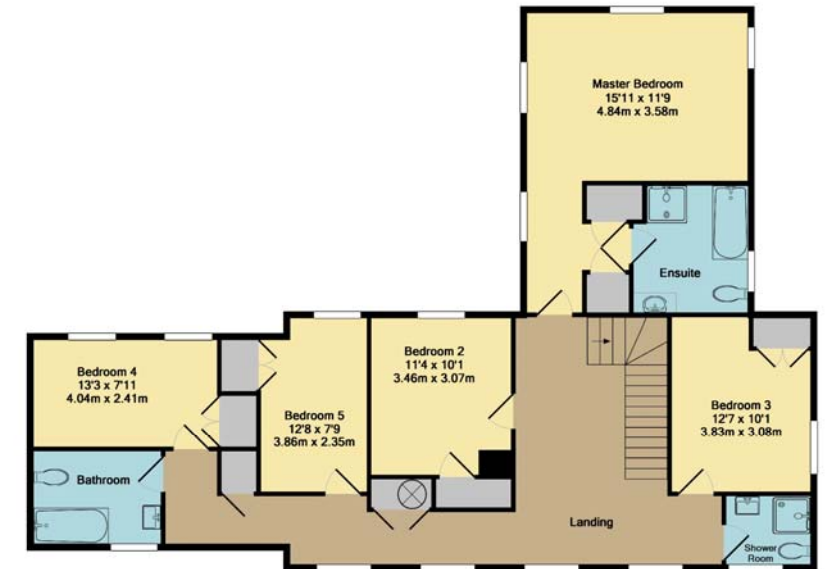
Shenley Wood Farm extends to approx. 133.14 acres (53.88 hectares) of which 48.56 acres (19.65 hectares) located to the east of the farmhouse and buildings and is on predominantly level ground and is in an arable rotation. Approx. 71.67 acres (29.00 hectares) of permanent pasture are located to the west of the farmhouse in a picturesque valley setting with easy access for livestock from the buildings, all of which is fenced and watered.

Approx. 7.33 acres (2.96 hectares) of deciduous woodland lie directly to the west of the farmhouse and buildings, the remaining areas form the dwelling, driveway, buildings and yard.

### Shenley Wood Farm House



GROUND FLOOR  
APPROX. FLOOR



FIRST FLOOR  
APPROX. FLOOR  
AREA 1259 SQ.FT.  
(117.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2518 SQ.FT. (233.9 SQ.M.)

Made with Metropix ©2018





## Grange Farm, Badgemore

Extending to approx. 127.17 acres (51.46 hectares) Grange Farm is a mixed residential farm comprising a contemporary farmhouse with a detached double garage set within a large garden and private driveway. A substantial range of agricultural buildings extending to approx. 28,900 sq. ft. set within a well laid out concrete yard. A further converted former farm building is let on a Landlord & Tenant Act 1954 lease to a local building firm. The land is mainly arable land with a small grass paddock.

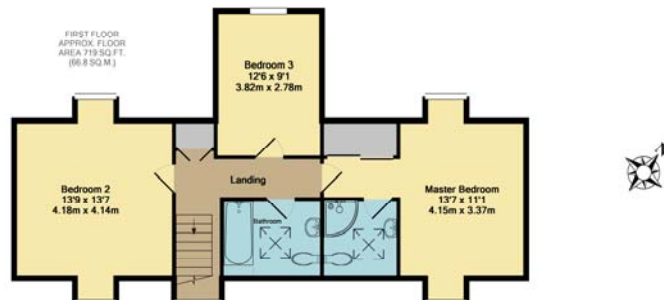
### Grange Farm House

Grange Farm House extending to approx. 2,100 sq. ft. was completed in 2015 and is subject to an Agricultural Occupancy Condition. The house is located in the north east corner of the farm set within a large garden with a private driveway and double garage. The accommodation comprises on the ground floor, reception hall, sitting room, large dining / family room opening through to the kitchen, bedroom 4 / office with utility room, shower room with W.C. and further W.C. On the first floor, the master bedroom with en suite bathroom, two further bedrooms and family bathroom. The farmhouse is westerly facing and surrounded by garden ground principally laid to lawn with a semi-circular gravelled driveway providing direct access to the large double garage.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1338 SQ.FT.  
(129.6 SQ.M.)

Grange Farm House



TOTAL APPROX. FLOOR AREA 2108 SQ.FT. (195.8 SQ.M.)  
Made with MapInfo 12.0.0.18

## Buildings & Yard

The **Commercial Unit** is located adjacent to the farm buildings and extends to approx. 1,600 sq. ft. and is let by way of a Landlord & Tenant Act 1954 lease to Jex Construction. This tenancy terminates by the effluxion of time on the 1st April 2019.

Entrance hall leads to a reception area, two cloakrooms, 4 offices, kitchen and storeroom. Externally there are 8 car parking spaces reserved for the tenants of this unit outside of the formal farmyard and further informal storage area to the western side of the unit itself.

The **Farm Buildings** at Grange Farm are located to the north of Grange Farm House and include a range of cattle buildings and barns, a concrete yard, silage clamps and a redundant slurry pit.

Building 1 - 7-bay steel portal framed building (approx. 41.2m x 19.4m) with concrete walls and Yorkshire boarding. Concrete floor with raised central feed passage. Mains water and electricity.

Building 1(a) - 5-bay steel framed lean-to extension to Building 1 (approx. 29.7m x 4.5m) concrete floor, concrete block wall to western elevation enclosed with boarding.

Building 2 - 8-bay steel portal framed building (approx. 35.2m x 10.5m), open to three sides with earth floor.

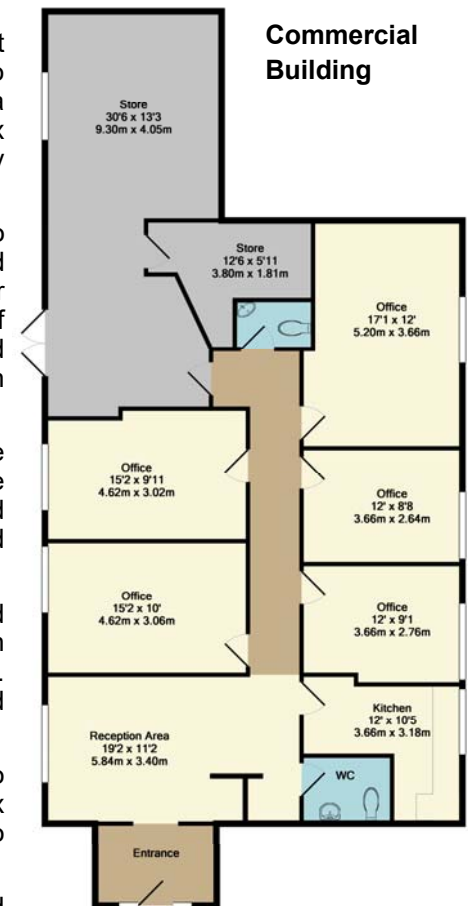
Building 2(a) - steel portal framed building (approx. 12.9m x 6.5m), concrete block walls with boarding above, roller shutter door to northern elevation. Mains electricity.

Building 3 - 4-bay steel framed machinery shed (approx. 23m x 6.8m), part concrete wall with timber cladding, concrete floor. Mains electricity and water.

Building 4 - 6-bay steel portal framed cattle building (approx. 35m x 12.5m), open to the sides with metal feed rails, part concrete, part earth floor. Mains electricity and water.

Building 4(a) - 5-bay steel framed lean-to extension to Building 4 (approx. 30m x 9.5m), open sided with part concrete, part earth floor. Mains electricity and water.

Silo - corrugated sheet steel (approx. 8m diameter).



TOTAL APPROX. FLOOR AREA 1670 SQ.FT. (155.1 SQ.M.)  
Made with MapInfo 12.0.0.18

Covered Yard - irregular shaped structure linking Buildings 3 and 4 (approx. 45.8m x 8.8m max), earth floor.

Corral - adjoins Covered Yard (approx. 47m x 6.7m) with metal fencing and gates.

Silage Clamps - 2 no. concrete silage clamps, concrete floors and underground effluent tanks (approx. 27m x 8.7m each clamp).

Timber Garage - located to the entrance of Grange Farm, a timber framed building with timber lean-to section to one side.

### The Land

The land at Grange Farm extends to a total of approx. 127.17 acres (51.46 hectares) of which approx. 120.74 acres (48.86 hectares) are in arable rotation, all located to the south and west of the farmhouse and buildings. The land is predominantly flat and well laid out in good sized fields. The remainder of the land extends to 6.42 acres (2.60 hectares) of grass paddock in the south eastern corner of the farm along with the commercial and residential building, yard space and the small blocks of woodland located centrally and to the north of the main block of land.





## General Remarks

### Method of Sale

Both Farms are only available for sale as a single entity by Private Treaty.

### Tenure & Possession

The farms, farmhouses and agricultural buildings on both holdings are currently let by way of a Farm Business Tenancy to M J Hunt & Son Partnership. A formal Notice to Quit was served in July 2017 terminating the tenancy on the 29th September 2018 when vacant possession will be available.

The farmhouses are let by way of formal Assured Shorthold Tenancy Agreements which terminate simultaneously with the termination of the Farm Business Tenancy on the 29th September 2018 when vacant possession will be available.

The commercial unit at Grange Farm is let by way of a Landlord & Tenant Act 1954 Lease which was contracted out of the security provisions of Sections 24 to 28 of that Act. This lease terminates by the effluxion of time on the 1st April 2019.

Copies of all the tenancies, valid notice to quit and the commercial lease are available on request from Simmons & Sons.

### Basic Payment Scheme

The farming tenant holds the relevant Basic Payment Scheme Entitlements for all the eligible agricultural land on both holdings. These will be transferred back to the landlord on termination of the tenancy and will be made available to the purchaser on successful completion of a sale without further payment.

### Stewardship Schemes

No part of the property forms part of an Entry Level, Higher Level or Countryside Stewardship Scheme.

### Soils

The land at both farms is recorded on the Agricultural Land Classification as being Grade 3, characterised as slightly acid, loamy and clayey soils suitable for cereals and grassland.

### Cropping

Cropping records are available on request.

### Wayleaves, Easements & Rights of Way

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

Grange Farm has a public footpath, 330/27, crossing north/south through the centre of the holding and a bridleway, 330/26, crossing north/south over the main driveway up to the Timber Garage only.

Shenley Wood Farm has two footpaths, 368/44 combined with 249/5 and 249/6 which run north/south and east/west through the holding, both of which avoid the farmhouse and buildings. A further footpath 249/2 runs east/west across the northern boundary of the farm.

### Designations

Both farms are located within the Chilterns Area of Outstanding Natural Beauty.

Both farms are outside of the Nitrate Vulnerable Zone designation.

### Planning

Both Shenley Wood Farm House and Grange Farm House are subject to Agricultural Occupancy Conditions.

Both Farms are subject to two agreements under The Town & Country Planning Act 1990, Section 106, preventing the sale or disposal of either holding separately from each other without the prior consent of South Oxfordshire District Council. Copies of the Section 106 Agreements are available on request.

The woodland behind Shenley Wood Farm House is included within a Tree Preservation Order No. 02/1949.

### Local Authorities

South Oxfordshire District Council      [www.southoxon.gov.uk](http://www.southoxon.gov.uk)  
T: 01235 422422

Oxfordshire County Council      [www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk)  
T: 01865 792422

### Services

Shenley Wood Farm House      Mains water and electricity, private drainage.  
The farmhouse has oil fired central heating and hot water.

Farm Buildings      The farm buildings are connected to mains water and electricity.

Grange Farm House      Mains water and electricity, private drainage.  
The farmhouse has hot water and central heating provided by air source heat pumps with underfloor heating.

Commercial Building      The commercial building is connected to mains water and electricity, private drainage.  
Hot water and central heating is provided by an oil fired boiler.

Farm Buildings      The majority of the farm buildings are connected to mains water and electricity.



## Energy Reference Certification

Shenley Wood Farm House - E  
Grange Farm House - B  
Commercial Building at Grange Farm - E

EPC certificates are available on request from Simmons & Sons.

## Timber & Mineral Rights

Timber and mineral rights are included in the freehold sale.

## Sporting Rights

The sporting rights are included in the freehold sale.

## VAT

Any price quoted or discussed is exclusive of VAT. None of the property forming part of this sale has been elected for the purpose of VAT.

## Health & Safety

Given the potential hazards of working farms and agricultural land, viewers are asked to take care and be as vigilant as possible in regard to their personal safety when viewing the farms.

## Solicitors

Field Seymour Parkes, 1 London Street, Reading Berkshire RG1 4PN  
T: 0118 9516266  
Attention of Hazel Eccles  
[www.fsp-law.com](http://www.fsp-law.com)

## Postcodes

Shenley Wood Farm - RG9 5PE  
Grange Farm - RG9 4NZ

## Viewing

Strictly by appointment only with Simmons & Sons.

A video is available on our website showing both holdings.  
W: [www.simmonsandsons.com](http://www.simmonsandsons.com)

T: 01491 571111 Option 3  
Contact Jonathan Greaves or Edward Dixon  
E: [jgreaves@simmonsandsons.com](mailto:jgreaves@simmonsandsons.com) or [edixon@simmonsandsons.com](mailto:edixon@simmonsandsons.com)

Details produced May 2018. Photographs taken May 2018.

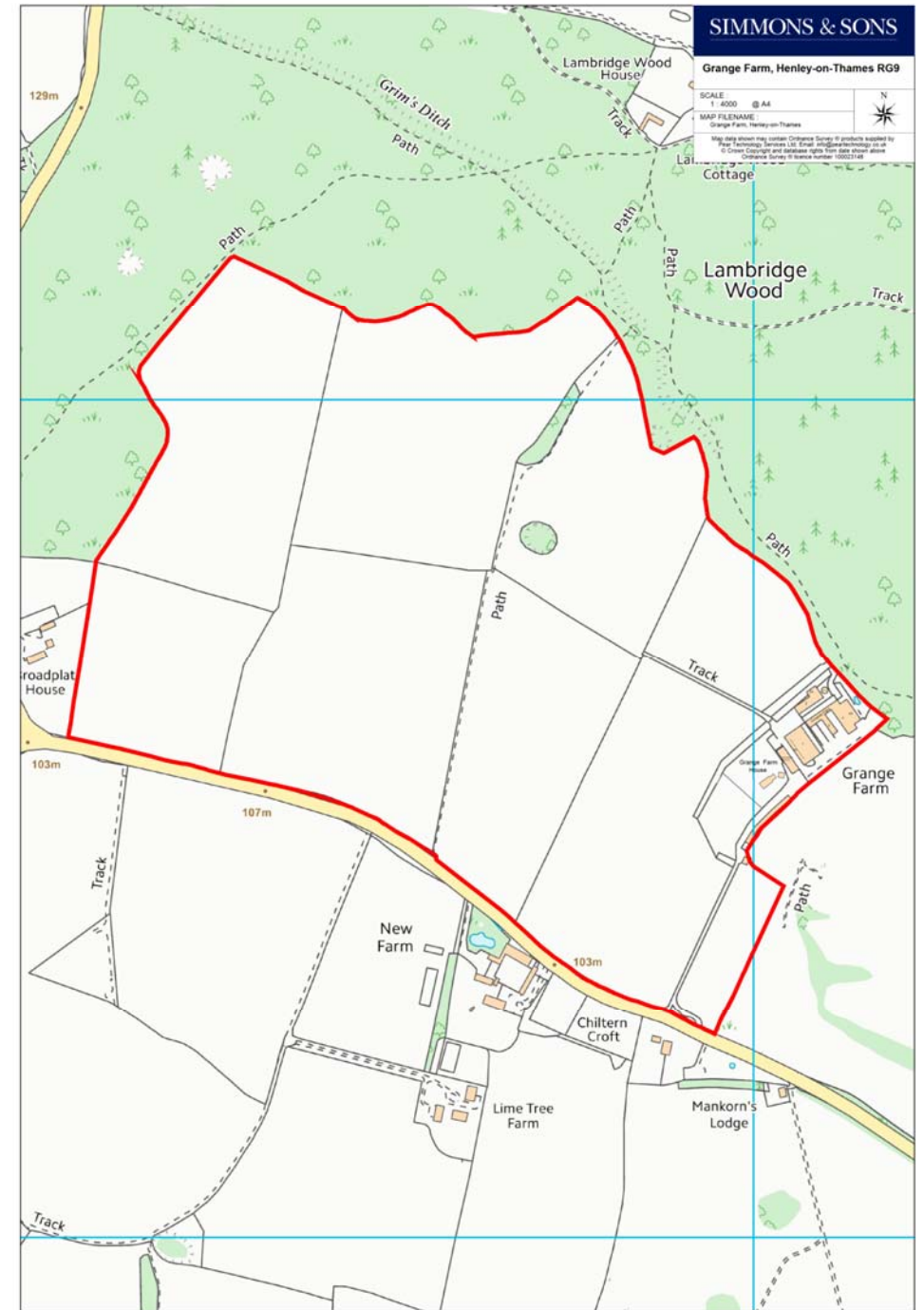
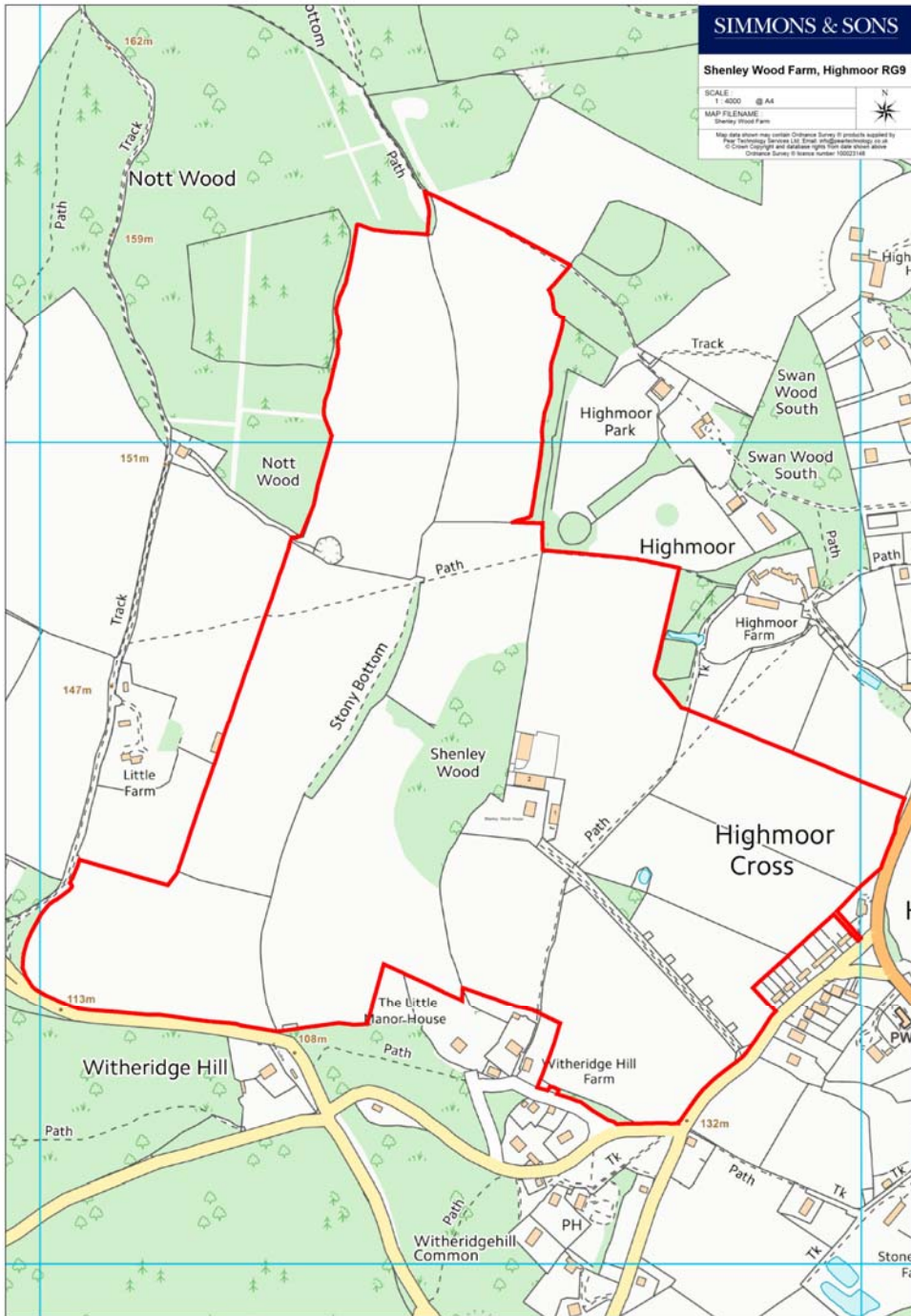
## Grange Farm



## Shenley Wood Farm











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