



Amenity Land Portfolio

Oxfordshire and Gloucestershire

**Carter Jonas**

## Amenity Land Portfolio Various Locations Oxfordshire and Gloucestershire

An interesting portfolio of amenity land parcels.

This portfolio of amenity land parcels consists of five properties broadly between 2-7 acres situated on the outskirts of Oxford and Cheltenham. The properties are all bare land in varying degrees of maintenance and are within striking distance of their nearby settlements.

The properties all have excellent potential for amenity and perhaps other uses subject to necessary consents.

In all extending to 24.54 acres (9.92 ha) with a variety of lot sizes.

For sale in 5 lots by online auction on 15 March unless sold prior.



# Lot 1 - Wheatley Land at Ladder Hill Wheatley OX33 1SX

Well positioned parcel of land  
in the village centre.

This property gives an exciting opportunity to purchase a parcel of land in the village centre that is currently a mix of pasture and woodland. The property slopes gently and has a footpath to the northern boundary. The property is accessed off Ladder Hill.

In all extending to 2.64 acres (1.07 ha)

## Local Authorities

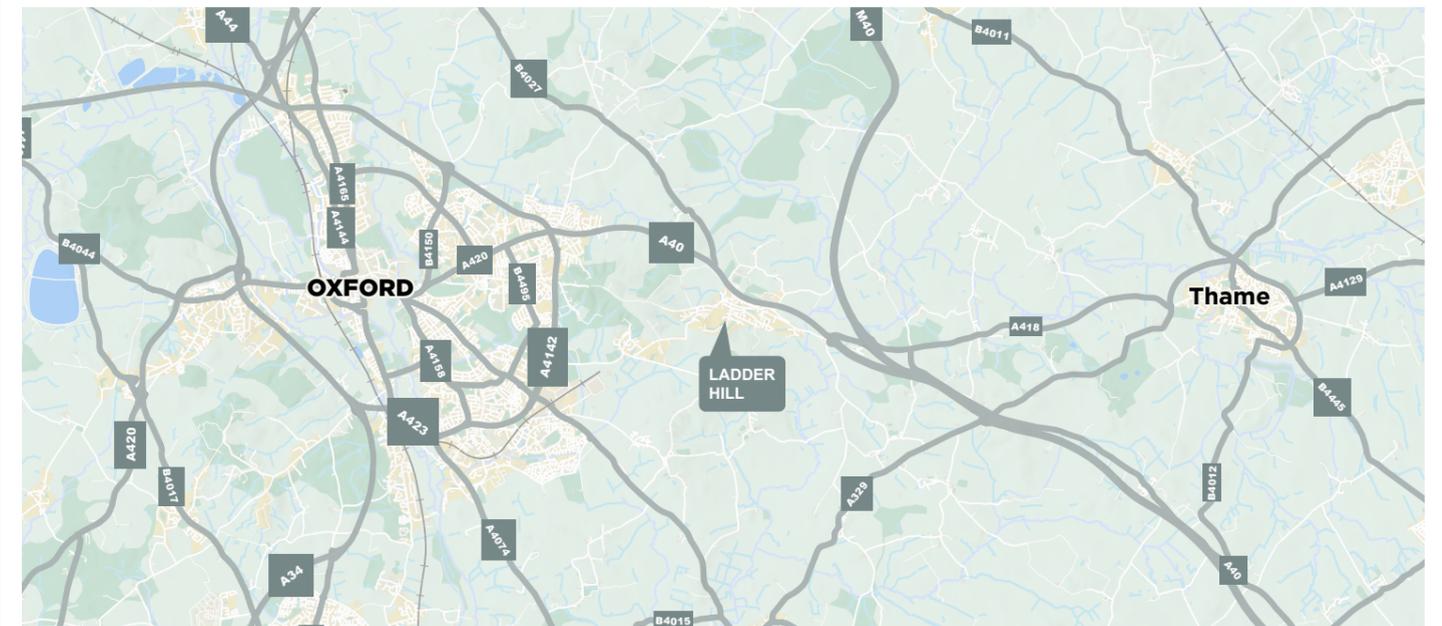
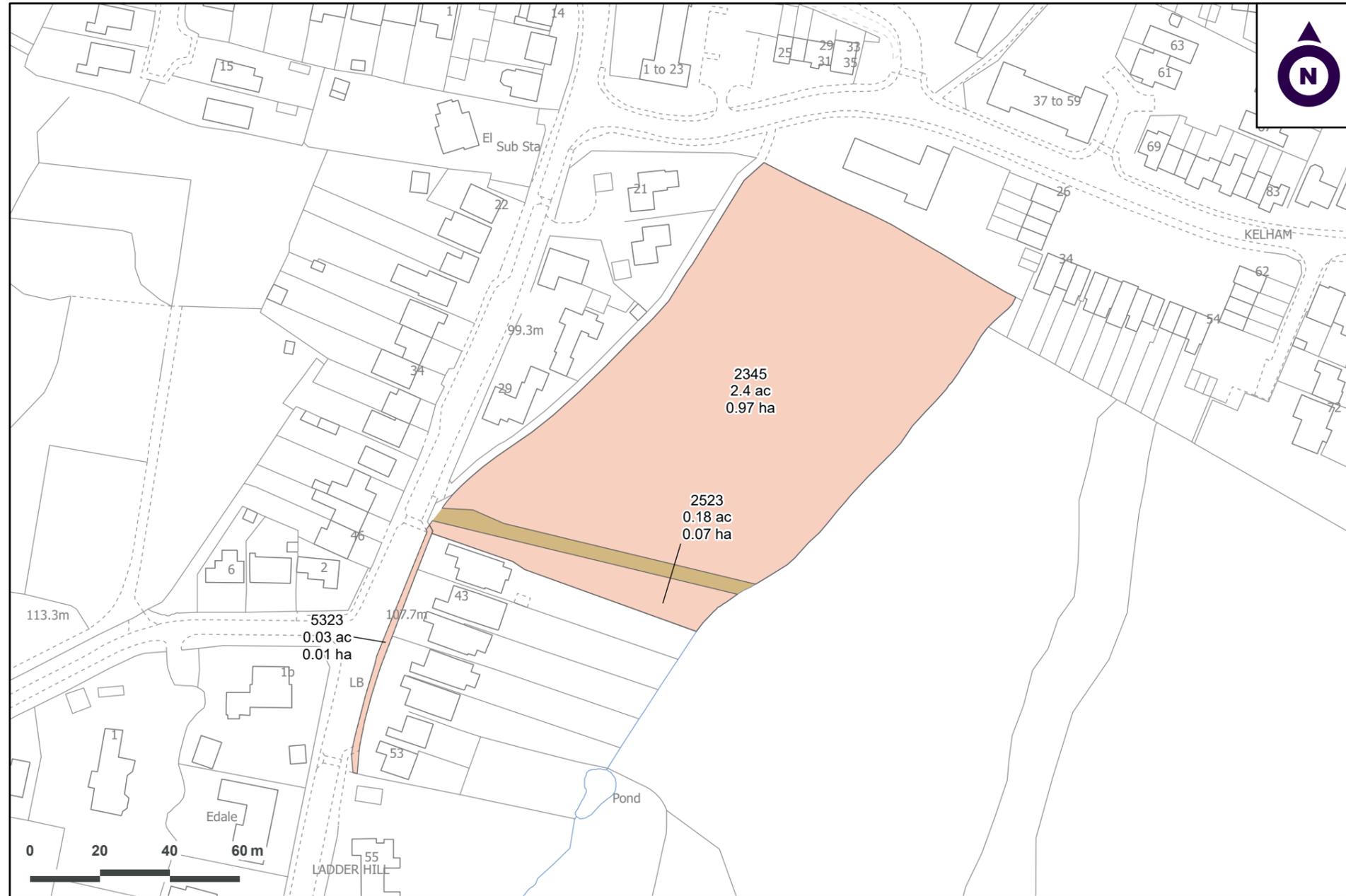
South Oxfordshire District Council  
<https://www.southoxon.gov.uk>

## Designations

The property is within the Oxford Green belt.

## Brown Land

The Brown Land on the plan is not included in the vendors registered title however the vendors will provide a statutory declaration of long occupation of the same since 2011.



SALE AGREED  
PRIOR

# Lot 2 - Langford Locks 1 Land at Langford Locks 1 Kidlington OX5 1HZ

**Well situated land with the potential for a wide range of uses.**

Situated south of Oxonion Park between the Oxford Canal and the railway the property is currently overgrown but has potential for a wide range of uses subject to appropriate consents. Access is gained from the road through the Langford Lock industrial units.

In all extending to 5.85 acres (2.37 ha)

## Local Authorities

Cherwell District Council  
<https://www.cherwell.gov.uk/>

## Designations

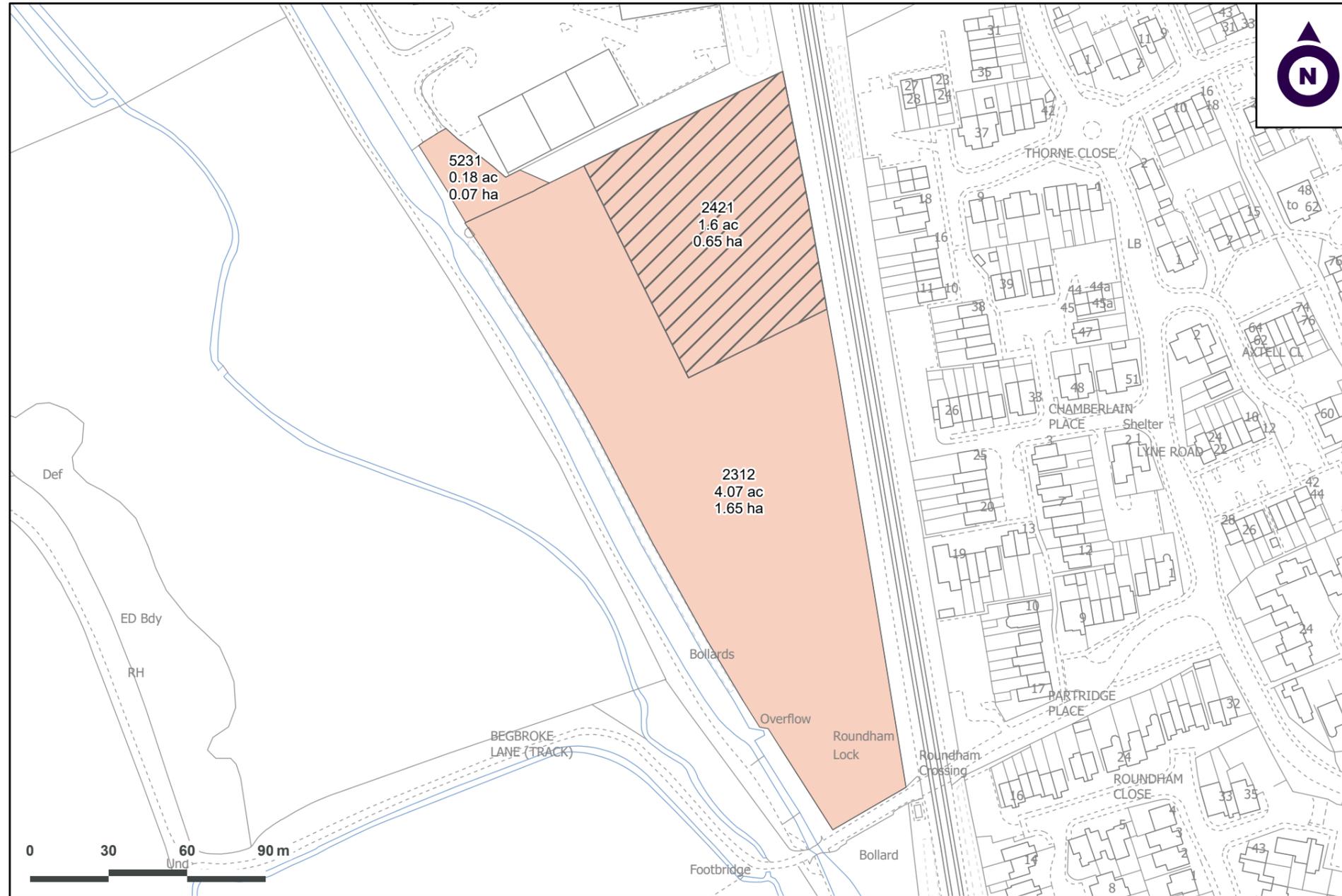
The property is adjacent to (but not within) the Rushy Meadows SSSI.

## Additional Overage

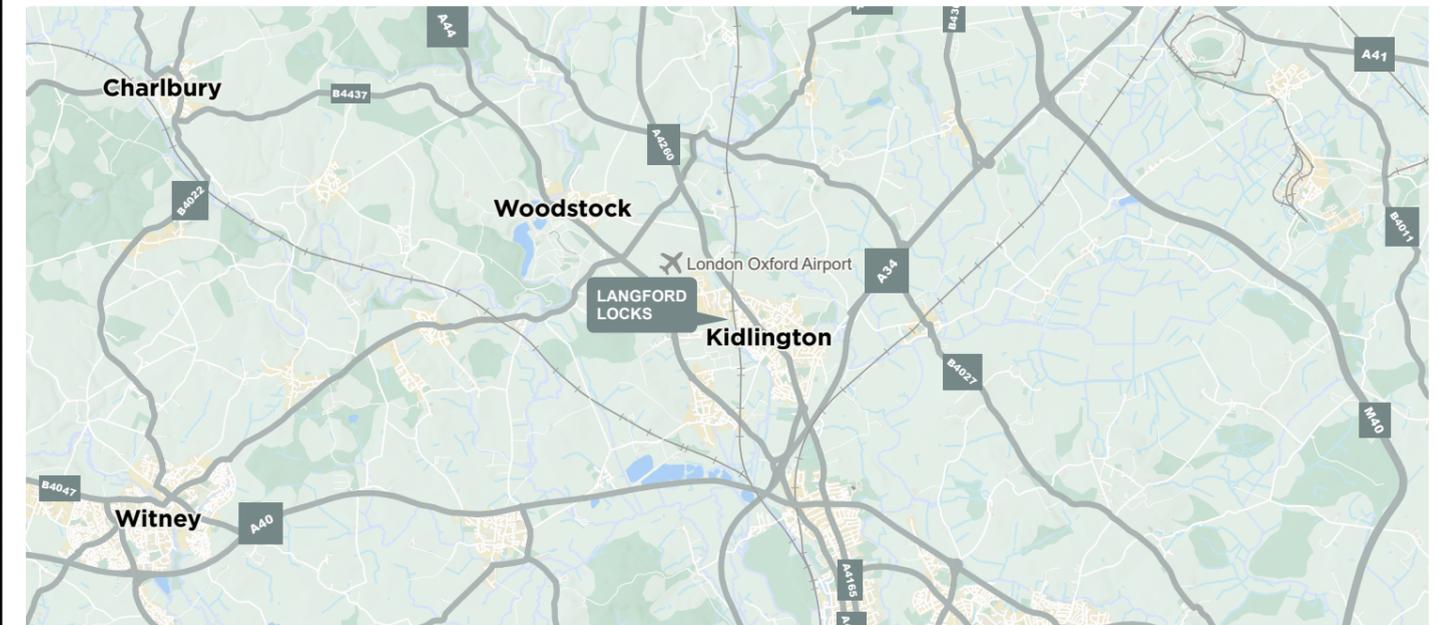
The land hatched grey is sold subject to an existing overage agreement which is triggered upon the date on which planning permission is acquired for the development of the site. Further detail available in the contract pack. The remainder of the site is sold subject to the overage referred to in these particulars.



Lot 2: /// panicking.spans.fussed



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# Lot 3 - Langford Locks 2 Land at Langford Locks 2 Kidlington OX5 1HZ

## Amenity land adjacent to the Oxford Canal

Situated to the Western side of the Oxford Canal Langford Locks 1 comprises a parcel of SSSI suitable for amenity uses subject to existing restrictions and could make for an excellent project for private or institutional purchasers. The property is either accessed from the canal path.

In all extending to 6.64 acres (2.69 ha)

### Local Authorities

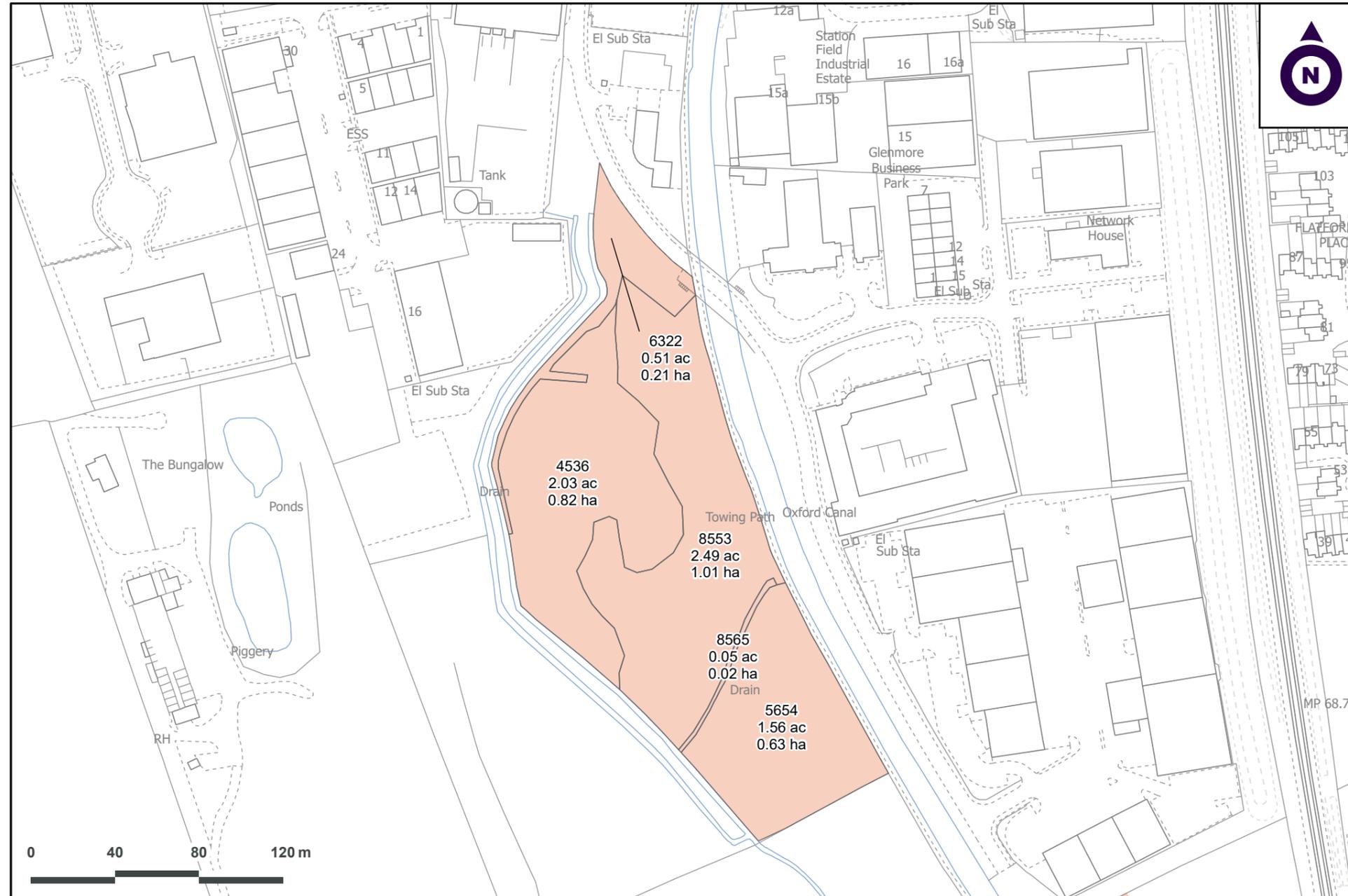
Cherwell District Council  
<https://www.cherwell.gov.uk/>

### Designations

The property is designated a SSSI (Rushy Meadows).



Lot 3: /// womanly.clouding.storm



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# Lot 4 - Garsington Land behind Oxford Road Garsington OX44 9AR

## Amenity and grazing land in a residential location

A rare opportunity to purchase land in a key residential area near the Oxford Ring Road. The property is mainly in pasture with some woodland and provides excellent amenity opportunities. It is accessed via a right of way from Kiln Lane leading from Oxford Road.

In all extending to 6.95 acres (2.81 ha).

### Local Authorities

South Oxfordshire District Council  
<https://www.southoxon.gov.uk/>

### Designations

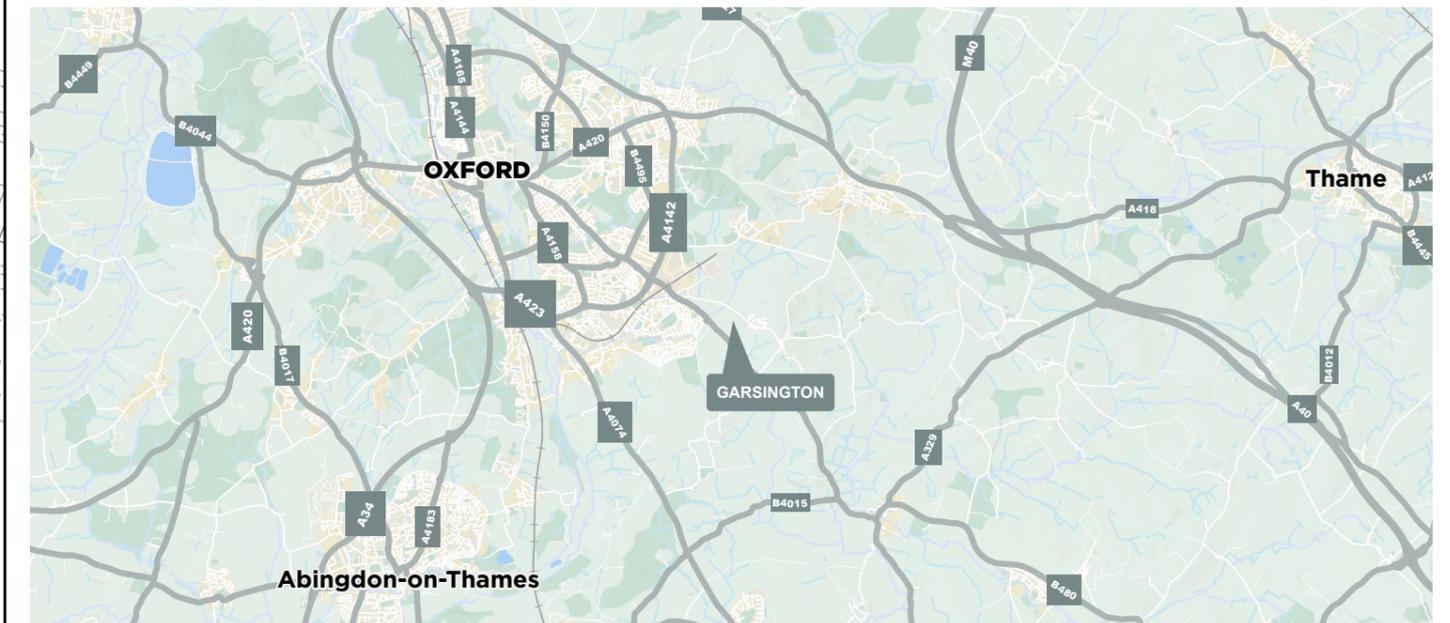
The property is within the Oxford Green belt.



/// chin.little.sank



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**SALE AGREED  
PRIOR**

# Lot 5 - Cheltenham Land lying South of Pilford Road Cheltenham GL53 9AQ

Pasture field on the edge of  
Cheltenham with very good  
access to Pilford Road.

An excellent opportunity to purchase a  
pasture field to the south of Cheltenham.  
Well established with a few areas of juvenile  
woodland this property will provide a range of  
opportunities, namely amenity purposes.

With fantastic views overlooking Cheltenham  
as well as Leckhampton Hill and Charlton Kings  
common to the rear the property has historic  
access from Pilford Road and also a number of  
footpaths crossing it.

In all extending to 4.13 acres (1.67 ha)

## Local Authorities

Cheltenham Borough Council  
<https://www.cheltenham.gov.uk/>

## Designations

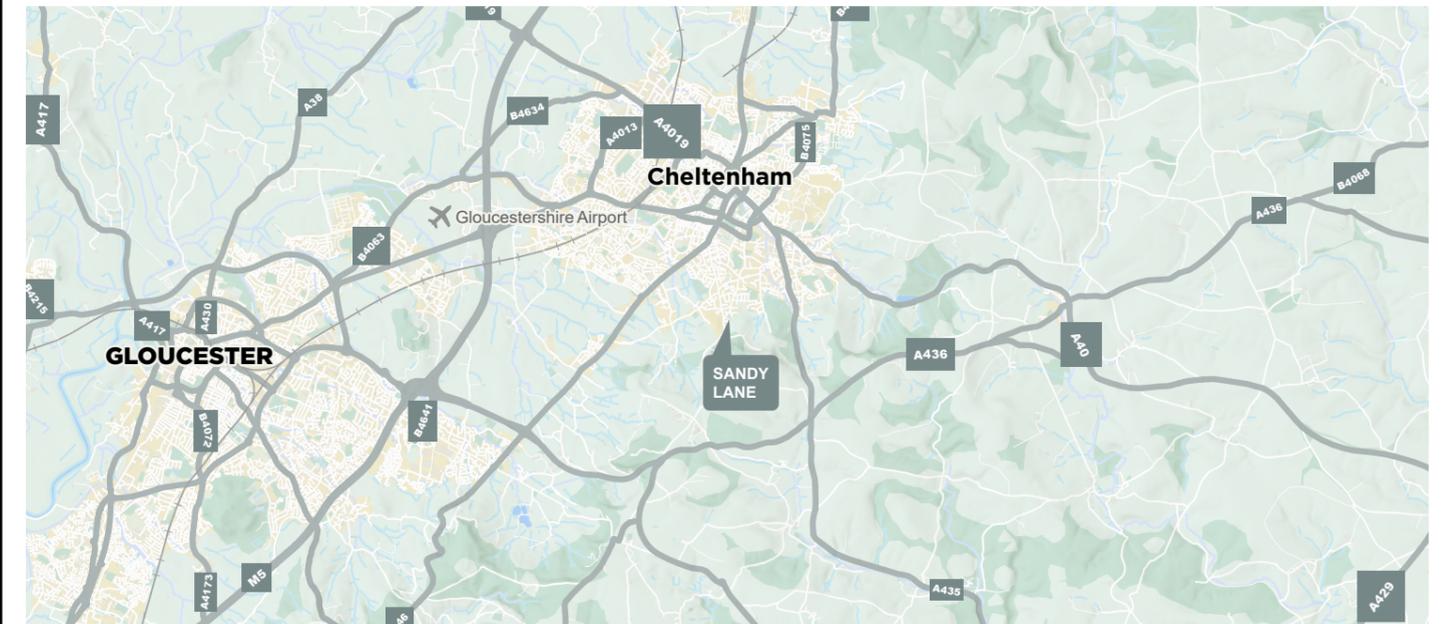
The property sits within the Cotswolds National  
Landscape.



Lot 5: ///dispose.terminology.weeds



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## Method of Letting

The property is offered for sale by online auction in 5 lots with guide prices\* for the individual lots as listed below. The properties will be sold subject to a reserve price\*\*.

For further information, to register to bid, and review the auction packs, visit [carterjonas.co.uk/property-auctions](http://carterjonas.co.uk/property-auctions).

\*The guide price is the minimum price at which the seller is prepared to sell at the date of publication.

\*\*The reserve price is the minimum price at which the auctioneer is authorised by the seller to sell the lot at auction. The lot may be sold to the highest bidder at or above the reserve price but the auctioneer is not authorised to sell at a figure below the reserve price. Both the guide price and the reserve price are subject to change.

Potential purchasers should ensure that they register their interest in the property and regularly check for updated information regarding the property, including changes to the guide price.

Guide Prices:

 1 | Wheatley | OIEO £40,000

Lot 2 | Langford Locks 1 | OIEO £100,00

Lot 3 | Langford Locks 2 | OIEO £75,000

 4 | Garsington | OIEO £150,000

Lot 5 | Cheltenham | OIEO £75,000

[carterjonas.co.uk](http://carterjonas.co.uk)

Offices throughout the UK

## Overage

The properties are sold subject to an overage reserving 25% of the increase in value attributable to a planning consent for a period of 25 years from completion. For the avoidance of doubt payment will be triggered on either implementation of, or disposal of the property with the benefit of the consent.

## Auction Details

The properties are offered for sale by online auction concluding 10am on 15 March 2025 unless sold prior. Completion is to be on or before 24 March 2025.

For further information, to register to bid, and review the auction packs, visit [carterjonas.co.uk/property-auctions](http://carterjonas.co.uk/property-auctions).

## Planning

Alternative uses and development of the Property will be subject to achieving the necessary planning applications.

## Services

Services are unconfirmed across the portfolio but not expected to be connected. Please review auction packs for each relevant lot.

## Wayleaves Easements & Rights of Way

The properties are sold subject to 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 proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not

## Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

## Sporting Timber & Mineral Rights

The mineral, sporting and timber rights are included in the sale of the freehold in so far as that are owned

## Viewings

Viewings are unaccompanied but preferably on notification to the selling agent.

## Oxford

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## Important Information

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