



Rynehill Farm, Kingham,
Chipping Norton, Oxfordshire, OX7 6UL

HOWKINS &
HARRISON

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Chipping Norton, Oxfordshire, OX7 6UL

To Let by Informal Tender - Tender Date: Friday 4th July 2025

Extending to approximately 188.37 acres

Situation

Howkins & Harrison has received instructions from the owner to let 188.37 acres (76.21 ha) of arable land off the B4450, Kingham, Chipping Norton, OX7 6UL. It is intended to offer the land on a Farm Business Tenancy for a fixed term of either 3 or 5 years, commencing from the 1st of September 2025. Early entry to the arable land may be provided to the successful applicant if required.

Location

The land is situated between the Oxfordshire villages of Churchill and Kingham and is accessed directly off the highway known as the B4450. The land benefits from a single access from the highway (W3W below), with internal trackways facilitating access throughout the block to the remainder of the land.

Whatthreewords: [///flickers.gamer.available](http://flickers.gamer.available)

The access point from the highway is indicated on the plan with a black arrow.

Description

The land at Rynehill Farm extends to approximately 188.37 acres in all, presented in a single block of arable land encompassing 5 field parcels. The land has historically been farmed in-hand.

The arable land has been farmed in a rotation containing Oats, Wheat, Beans and Fallow. The arable cropping for the 2025 harvest is part Spring Wheat and the remainder of fallow. (Full details are shown below in the cropping schedule).

The land as detailed above forms part of a wider holding comprising approximately 400 acres, and any prospective tenant should note that further arable land may be available by separate negotiation at the Landlord's discretion, with terms to be discussed and agreed.



Schedule of Acreages With Cropping Schedule

The table to the right sets out the acreage available from 1st January 2026, but please note that the margins hatched blue on the plan below must remain in-situ until 31st December 2025 due to an existing Mid-Tier Stewardship Scheme which is due to end on the above quoted date. For completeness, this area totals 14.46 acres (5.85 ha).

For the avoidance of doubt, the rent tender is to be based on the net acre figure as stated being 188.37 acres.

Land Classification

The land is classified as predominately Grade 3, with elements of Brook Meadow and Brick Hill as Grade 2 on the provisional land classification maps.

Soilscape

The land is described as a mixture of Soilscape 8 and 18 - a slowly permeable seasonally wet slightly acid base rich loam and clay soils.

Services

The property does not benefit from a connection to any mains services, and both the internal and external boundaries are not fenced. It is understood by the Landlord that the land benefits from a well-maintained drainage system – however, no plans are available.

All outgoings are to be covered by the tenant.

Countryside Stewardship Schemes

The RPA field parcel data will be transferred to the successful tenant, in order to enable them to submit an application for an SFI scheme, which will be subject to the approval of the Landlord but will not be unreasonably withheld.

The historic reference data and de-linked payments are to be retained by Rynehill Farm.

Schedule of Acreages

Field name	Field No	Gross Ha (C3)	Net Hectares	Net Acres	Land use'20-21	Land use'21-22	Land use'22-23	Land use'23-24	Land use '24-25
BROOK MEADOW	SP2722 4575	13.03	13.03	32.20	(W) WHEAT	(S) OATS	(W) BARLEY	(S) OATS	(S) WHEAT
BRICK HILL	SP2722 7387	23.51	23.41	57.85	(W) WHEAT	(S) OATS	(W) BARLEY	(S) OATS	(S) WHEAT
LIFE LAND	SP2723 9816	14.21	14.21	35.11	(W) WHEAT	(W) BARLEY	(W) BEANS	(S) OATS	FALLOW
CHALLENGE FIELD	SP2823 3862	10.97	10.97	27.11	(S) OATS	(W) BARLEY	(W) BEANS	(S) OATS	FALLOW
TURNCOAT	SP2823 1837	14.67	14.61	36.10	(S) OATS	(W) BARLEY	(W) BEANS	(S) OATS	FALLOW
		76.37	76.21	188.37					



Proposed Terms of Tenancy

The terms of the tenancy will be recorded in a written Farm Business Tenancy with a fixed term of either 3 or 5 years. The proposed terms of the letting will include but are not limited to:

i)Term

A 3 or 5 year Farm Business Tenancy commencing on 1st September 2025, with the option for early entry to be taken if required.

ii)Use

The use of the property is to be restricted to agricultural purposes only for the growing of arable crops in connection with the tenant's own trade or business and for no other purpose.

iii)Rent

The rent will be payable in equal half yearly instalments, upon the signing of the agreement and in advance thereafter on 1st September and 1st March in each year.

iv)Rent Review

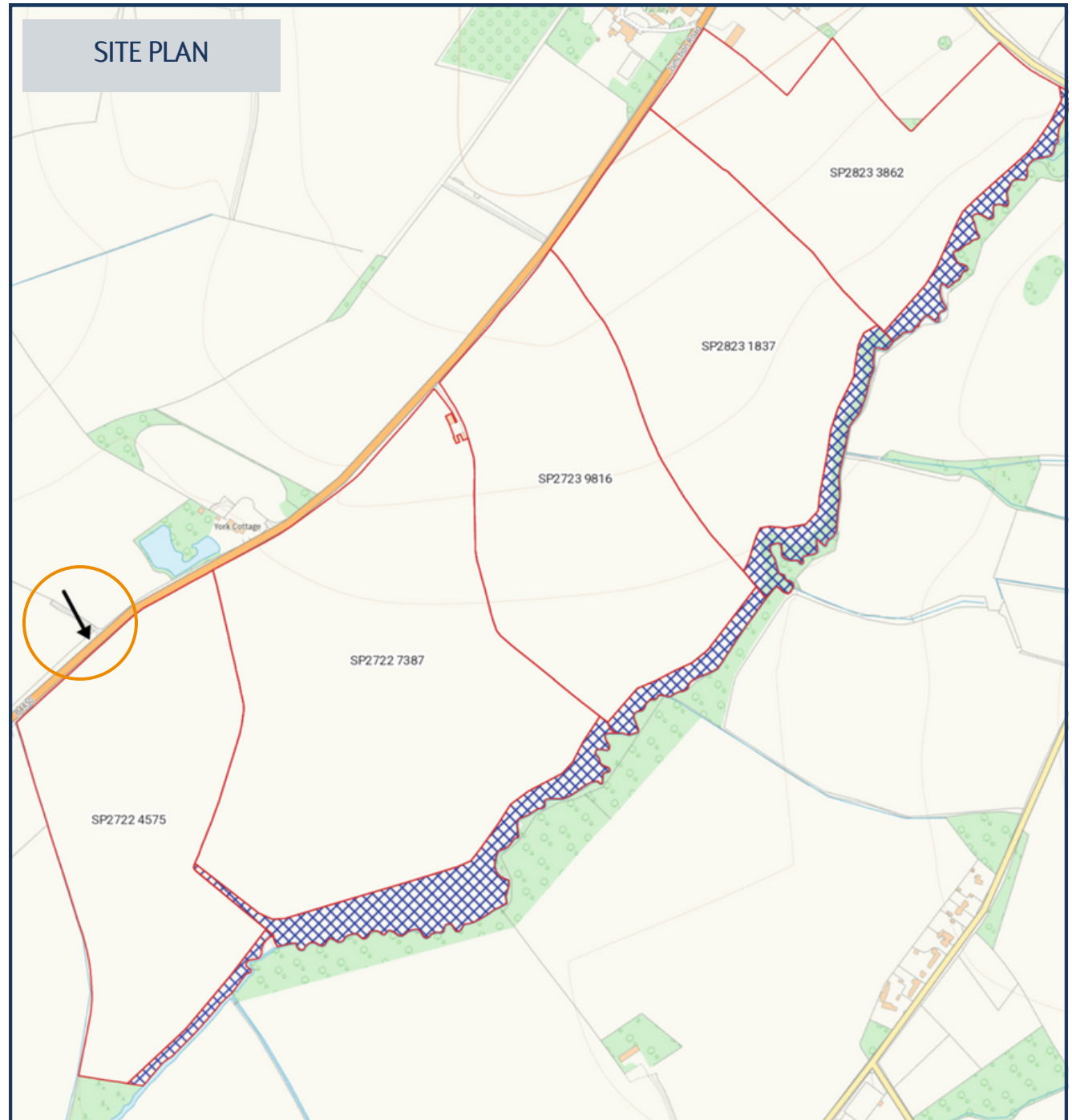
The rent will be fixed for the initial three-year term of the tenancy and will be eligible for review in the 4th year, in accordance with the review period of the Agricultural Tenancies Act.

v)Repairs

All maintenance and repairing responsibilities for tracks, culverts, ditches, hedges and fences are to be the responsibility of the Tenant, including the cutting and trimming of all hedges on an annual basis in accordance with the relevant legislation.

vi)Insurance

The tenant will be responsible for ensuring that an appropriate public liability insurance policy is in place for the duration of the term, and a copy supplied to the landlord.



Proposed Terms of Tenancy Cont.

vii)Outgoings

The tenant will pay for any outgoing that are applicable to the land during the term.

viii)Tenant's Improvements

Tenant's improvements will be considered but will only be permitted with the prior written consent of the Landlord.

ix)Inspections and surveys

The Landlord reserves the right to enter the property to inspect or survey the property and will compensate the tenant for any damage caused.

The landlord reserves the right to enter, inspect and survey the Property at any reasonable time upon giving reasonable prior notice (which shall be at least 48 hours except in an emergency) as may be required for or ancillary to the purposes of an application for planning permission for a non-agricultural use of the Property or an adjoining property and including but not limited to works of surveys, excavation, creating boreholes and sampling.

x)Determination of the tenancy

The Landlord may determine this Agreement in respect of all or part of the Property by serving on the Tenant at least three months' written notice due to a requirement for Landlord's own use or planning permission being obtained on all or part of the property.

Note: no planning permissions have been applied for and the land is not currently in any form of development agreement.



Rights Reserved by the Landlord

- 1) All fruit trees and timber trees with full right to inspect lop and fell trees and stack load and transport timber (including thinnings cordwood and underwood) felled on the Property the Landlord doing as little damage as possible.
- 2) All mines and minerals and mineral substances with the right of access to survey for this doing as little damage as possible.
- 3) The right to enter inspect and survey the Property at any reasonable time upon giving reasonable prior notice (which shall be at least 48 hours except in an emergency) as may be required for or ancillary to the purposes of an application for planning permission for a non-agricultural use of the Property or an adjoining property and including but not limited to works of excavation creating boreholes and sampling.
- 4) All game and wildfowl including nests and eggs of the same and (subject to the provisions of the Ground Game Act 1880 and the Ground Game (Amendment) Act 1906) and hares with the exclusive right subject as aforesaid for the Landlord and all persons authorised by him to preserve the same and to hunt shoot and sport on the Property.
- 5) The benefit of all existing and the right to grant future wayleaves easements and rights affecting the Property and all rents and monies payable in respect thereof except payments specifically to the occupier in respect of disturbance to agricultural occupation (as for an electricity wayleave) which the Landlord will assist the Tenant to receive and where the Landlord receives such a payment in respect of agricultural occupation he shall pass that payment on to the Tenant.



Viewing Days

Viewing day will be Tuesday 24th June between 10am – 3pm - please contact us (details below) to register your intention to view.

Tender

Tenders are to be received by Noon on Friday 4th July 2025 in writing or by email to andrew.pinny@howkinsandharrison.co.uk & tayla.cave@howkinsandharrison.co.uk

Interview

Successful applicants will be notified, and it is intended that if required, interviews to discuss the tender will take place at the Howkins & Harrison office in Towcester on the 9th July – times to be confirmed.

Contact

For further information, please contact:

Andrew Pinny - andrew.pinny@howkinsandharrison.co.uk or

Tayla Cave – 07809 657995 tayla.cave@howkinsandharrison.co.uk

Tender Details

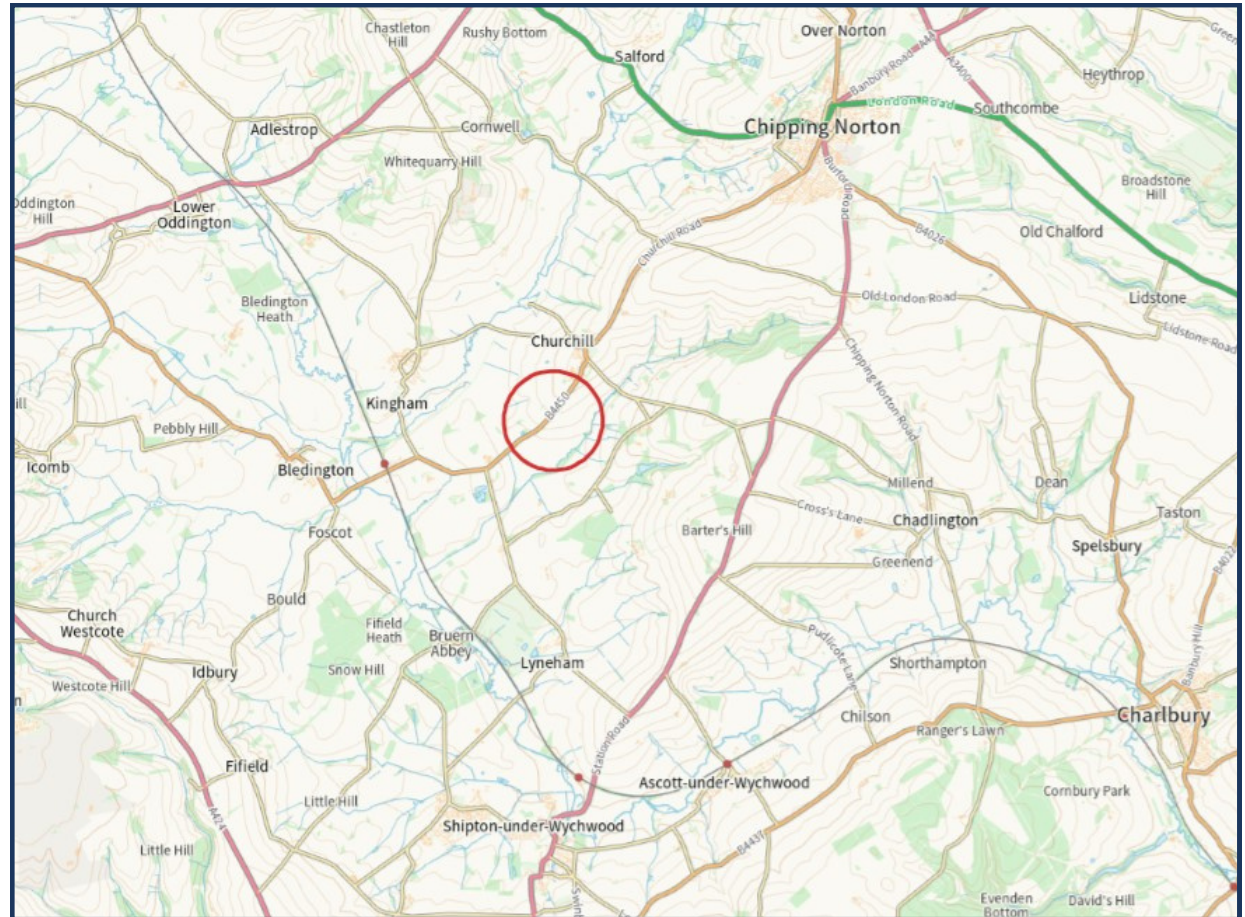
A form of tender is available with the information required listed.

The landowner is not obliged to accept the highest or indeed any offer.

Whilst it is intended to proceed on the basis as shown, other agreement proposals will be considered.

PLEASE ENSURE that your TENDER FORM is emailed or put in an envelope marked 'RYNEHILL – FBT TENDER' and is received prior to Noon Friday 4th July 2025.

Service via email to andrew.pinny@howkinsandharrison.co.uk & tayla.cave@howkinsandharrison.co.uk is acceptable.



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



Howkins & Harrison
98A Watling Street, Towcester, NN12 6BT
Email towrural@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

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