

Property at Turney Agriculture

MIDDLETON STONEY, OXFORD OX25 4AB

Existing Commercial Premises with Ancillary Land & Buildings



savills



LOCATION

Middleton Stoney is a village and civil parish in the county of Oxfordshire. It lies within the Cherwell District Council area of jurisdiction. The village has a population of circa 331 (2011 Census) and immediate amenities include The Jersey Arms Pub, a village hall and a playground.

Middleton Stoney lies circa 3.5 miles (5.6km) to the west of Bicester Centre and benefits from excellent connectivity to the M40 motorway, which can be joined at Junction 10 circa 3 miles (4.8 km) to the north via Ardley Road giving direct links to London and Birmingham, the A34, which can be joined circa 3.7 miles (5.9 km) to the south giving direct links to Oxford, the M4 motorway and Winchester, and Bicester itself via the B4030.

BACKGROUND

Savills have been instructed by P A Turney Ltd to market their premises at Turney Agriculture, Middleton Stoney, Oxfordshire OX25 4AB.

The Turney Group is a main line dealer for a large range of the UK's leading agricultural, horticultural and arboricultural franchises.

The Middleton Stoney depot is currently used by the Turney Group to showcase a number of vehicles and equipment with activities including retail, servicing, office and storage.

Savills are marketing the freehold of the entire landholding at Middleton Stoney for sale by way of private treaty. All enquiries should be directed to the selling agent for consideration by the Vendor.



PROPERTY DESCRIPTION

The property extends to circa 3.9 acres (1.58 ha) and comprises a collection of buildings varying in structure, age and material build. A significant part of the property is taken up by the principal building, which occupies a central location within the plot. The ancillary office and residential buildings are located in the south western corner.

A large proportion of the unbuilt area is covered in hardstanding or tarmac as there are many vehicles parked at the premises at any given time. There is an area of grassland in the south eastern corner and some amenity garden land surrounding the residential and ancillary buildings.

The property is bounded by agricultural farmland and a small woodland to the north and east, by Bicester Road to the south, and by Ardley Road and residential dwellings to the west. The property benefits from direct access onto both Bicester Road to the south, and Ardley Road to the west.

Existing Accommodation

A schedule of accommodation is provided below to reflect the total areas of each building at the premises and its respective use. Corresponding floor plans are available within the online information pack. Please contact the selling agent for access.

Building Reference	EPC Rating	Use	Floor Level	Area (sq m)	Area (sq ft)	Floor Plan Reference
1	G	Residential	G & 1	106.0	1,141	1
2	G	Commercial / Office	G & 1	204.8	2,204	2
3	N/A	Workshop / Storage	G	345.3	3,717	3
4	F	Commercial/Office/Storage/Ancillary	1	544.7	5,863	4
4	F	Commercial/Workshop/Retail/Office/Storage/Ancillary	G	1,687.8	18,167	5
5	F	Residential	G & 1	100.5	1,082	6
6	N/A	Workshop / Storage	G	147.5	1,588	7
7	F	Residential	G & 1	65.9	709	8
8	E	Residential	G & 1	72.1	776	9
9	E	Residential	G & 1	69.4	747	10
Total				3,344	35,994	
Total Commercial Area				2,930.1	31,539	
Total Residential Area				413.9	4,455	





FURTHER INFORMATION

Legal Title

The property is held under the following title references with the Registered Proprietor listed as P A Turney Ltd for each:

- ON309401 - 0.88 acres
- ON96734 - 0.11 acres
- ON53122 - 0.22 acres
- Unregistered area - 2.69 acres

A large proportion of the property is not registered with the land registry, but has been within the ownership of the proprietor for circa 70 years.

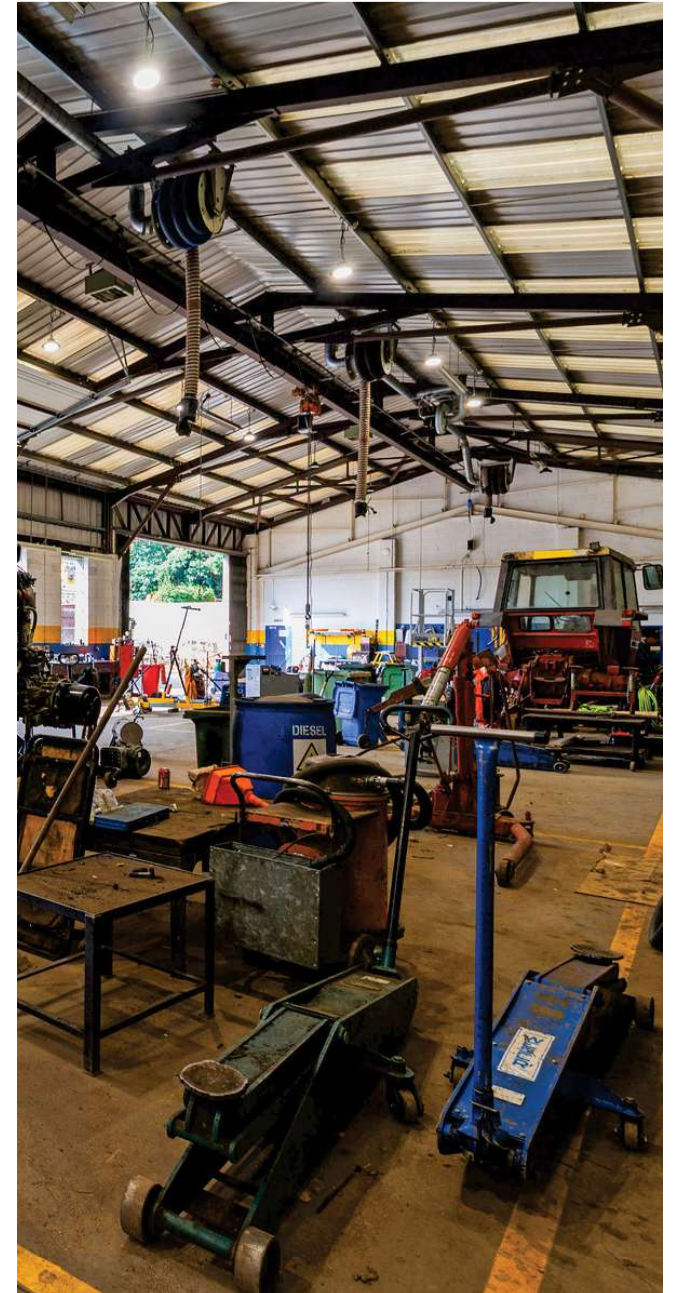
Copies of all relevant titles and associated plans are available within the information pack.

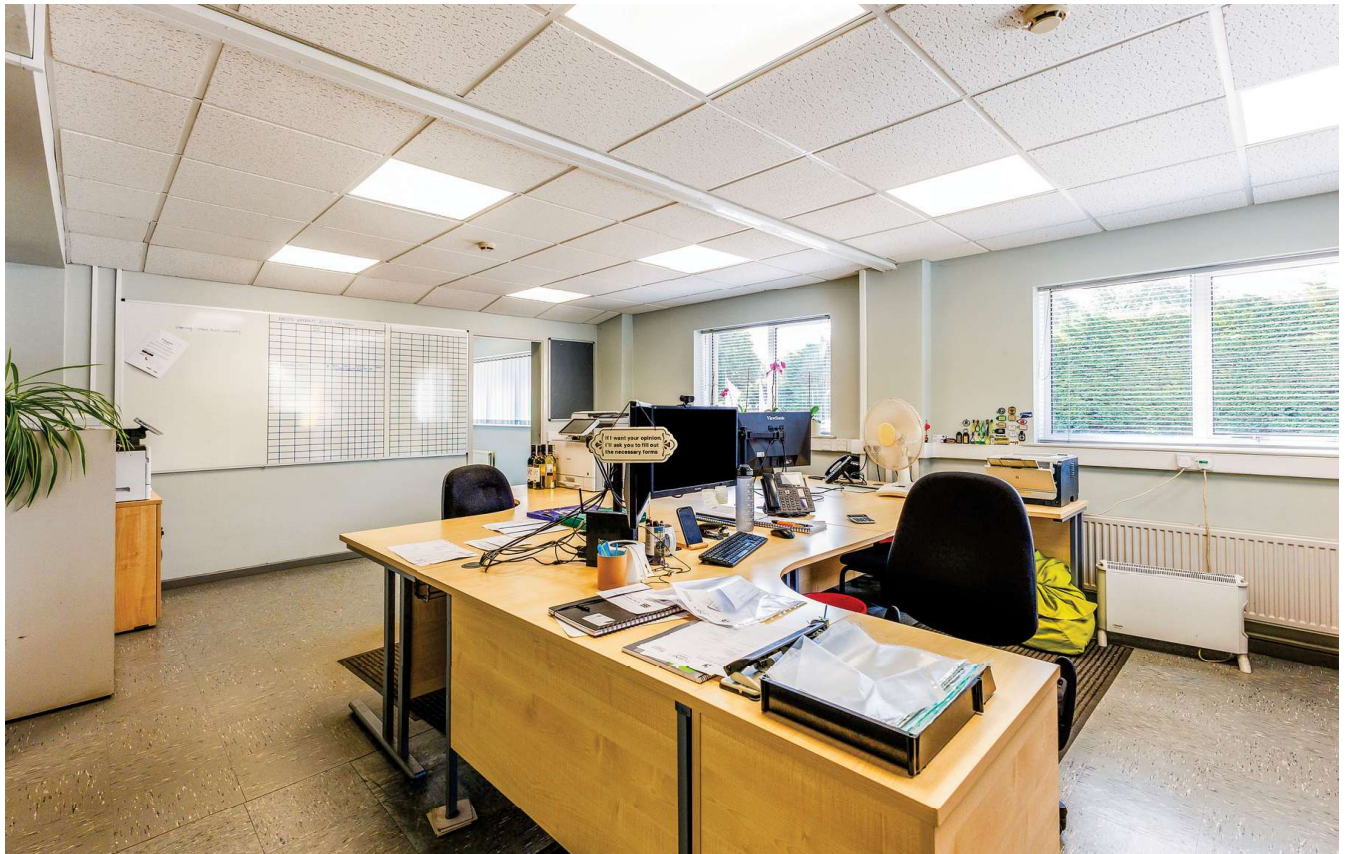
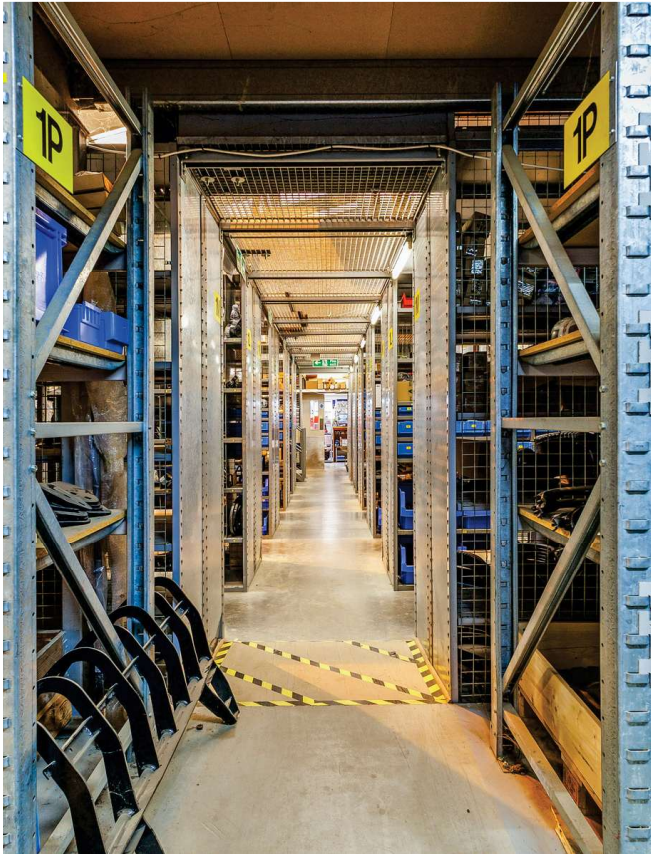
Information Pack

An online information pack is available upon request and includes the following:

- Full suite of floor plans
- EPC certificate links
- Asbestos Survey and Management Plan
- Site photographs
- Title registries and plans

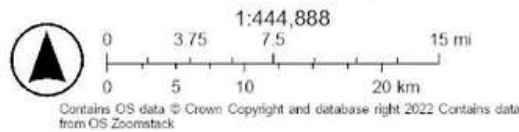
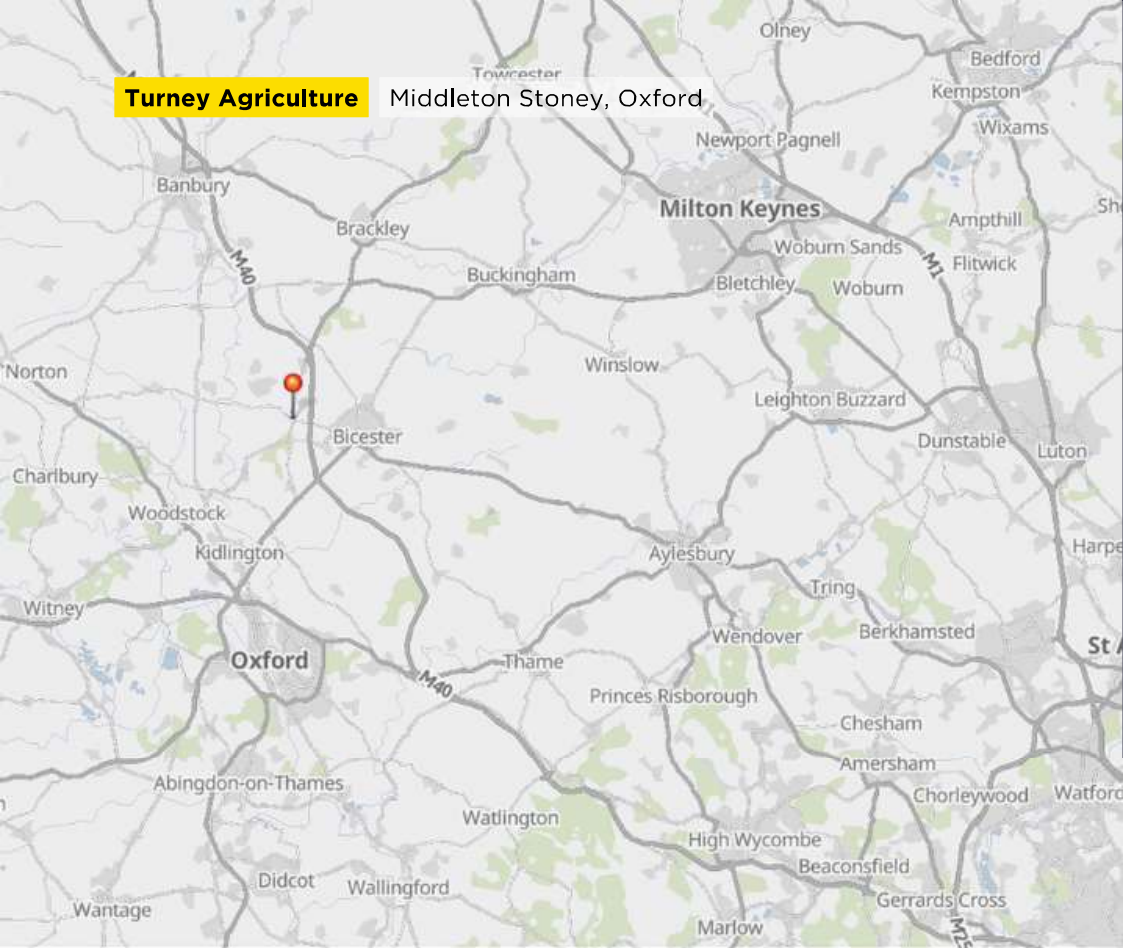
For access to the information pack, please contact the selling agents.





Turney Agriculture

Middleton Stoney, Oxford



IMPORTANT NOTICE

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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VIEWINGS

Viewings of the property are by appointment only. Please contact the selling agents to make an appointment.

OFFERS INVITED

Offers are invited for the freehold of the property in its entirety. For further information, please contact the selling agents.

VAT

Please note that the property is elected for VAT.

CONTACT

For further information please contact:

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