



Merton Lake

Bicester, Oxfordshire

Carter Jonas



Merton Lake  
Merton  
Bicester  
OX5 2UD

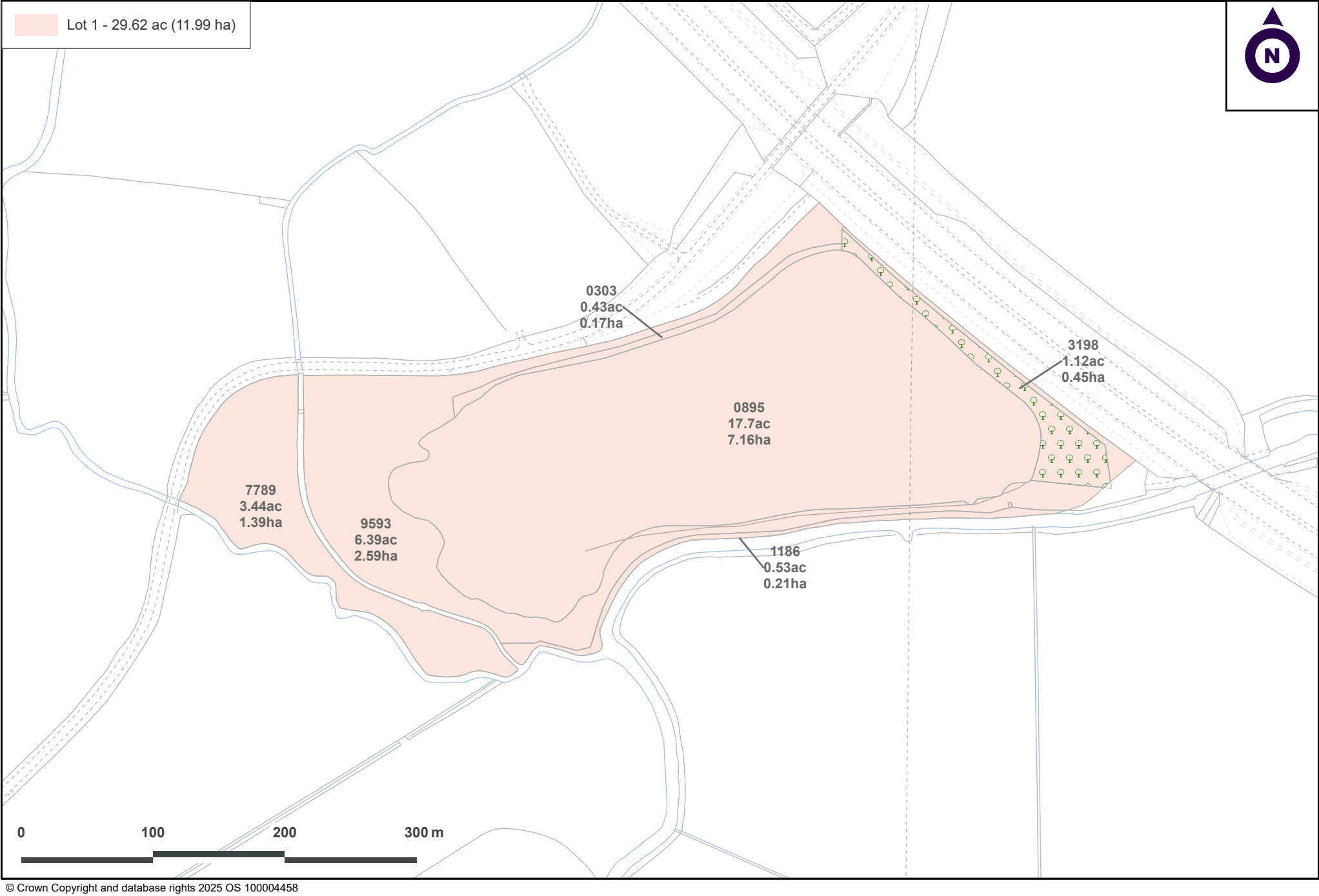
Charming lake & meadows  
within striking distance  
of Bicester.

Exciting opportunity to purchase the Merton Lake. The property also includes two meadows that sit astride the New River Ray. The property is well managed, and the Lake provides a wide variety of opportunities.

In all extending to 29.62 acres (11.99 Ha).

For sale by private treaty as a whole.

Carter Jonas



**Location**

The property is located to the South of Bicester, four miles from Bicester North station which provides direct trains to London Marylebone, while the nearby M40 and A34 offer convenient access to Oxford, London, and more. The property is located in a rural setting between the charming villages of Charlton-on-Otmoor and Merton.

**Land**

The land extends to 11.92 acres (4.83 Ha) and is currently used as pasture. The land has gateway access from road to the North of the property.

The Merton Lake is an open body of water of about 17.7 acres (7.16 ha). The lake was created during the construction of the M40 and is deceptively deep. The depth, coupled with the proximity of the RSPB Ottmoor Reserve attracts many wildfowl to the lake.

Potential uses for the site are subject to planning but may include but are not limited to; fishing, camping, grazing livestock/ horses, recreational and amenity uses.

## Method of Sale

For sale by Private Treaty as a whole.

## Tenure & Possession

The property will be sold with vacant possession.

## Overage

The properties are sold subject to an overage reserving 25% of the increase in value attributable to a planning consent for any change of use within a period of 25 years from completion. Overage will not be payable on any consent for the use of the lake for any fishing, water sport or related leisure uses. For the avoidance of doubt payment will be triggered on the earlier of implementation of or disposal of the property with the benefit of content.

## Designations

The property sits within the Oxford Greenbelt.

The property sits between the Wendlebury Meads and Mansmoor Closes SSSI, and the Ottmoor SSSI and RSPB Reserve

## Services

No known services are connected to the property.

## Wayleaves, Easements & Rights of Way

The property is 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.

## Local Authority

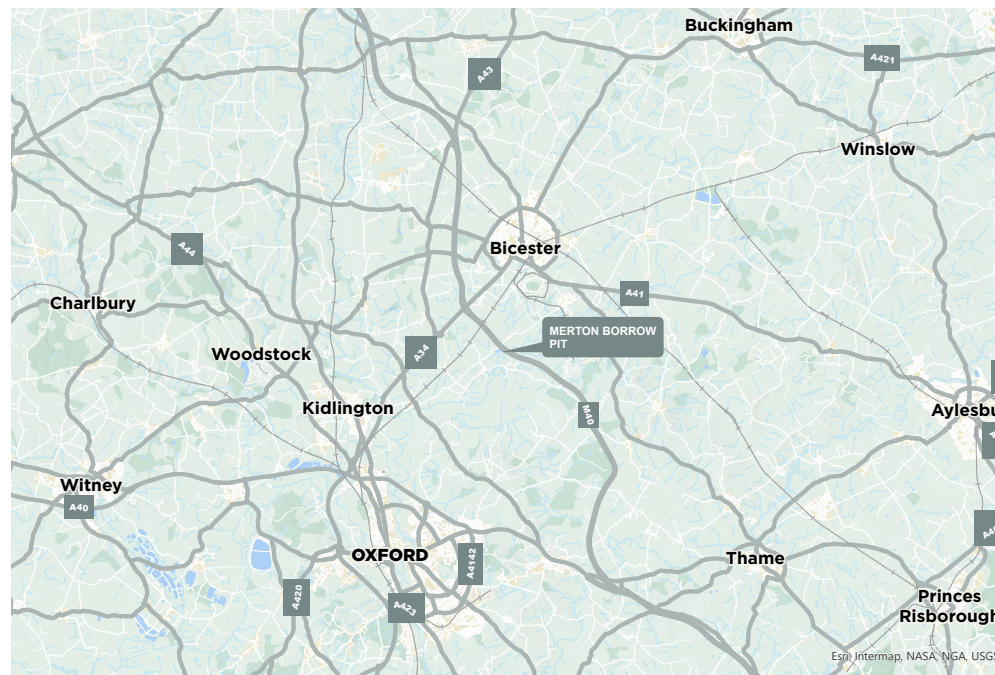
Cherwell District Council  
[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

## Viewings

Viewings are by appointment only by contacting the sole selling agents Carter Jonas, Oxford.



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## Oxford

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## Important Information

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