



Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

For Illustrative Purposes Only

Land to the East of Slade End, Brightwell-cum-Sotwell

14.93 acres (6.04 hectares)

Offers in Excess of £450,000

For Sale by Private Treaty

**Land to the East of Slade End
Brightwell-cum-Sotwell
Oxfordshire OX10 0RD
For sale as a whole by Private Treaty**

Description

An opportunity to purchase 14.93 acres (6.04 hectares) of arable land located on the outskirts of Brightwell-cum-Sotwell and Wallingford. The land is enclosed by hedgerows to the north, east and western boundaries. The southern boundary meets a farm track known as Northumberland Lane which does not form part of the land offered for sale. On the southern boundary the land is met by further agricultural land, to the western boundary by residential dwellings and the A4130 on the northern and eastern boundaries.

Situation

The land is located to the east of Brightwell-cum-Sotwell, approximately 1.2 miles west of Wallingford town centre and 4.2 miles east of Didcot. Brightwell-cum-Sotwell is a desirable, sought after village, boasting attractive residential dwellings in a picturesque setting. A location plan can be found at the end of these sales particulars.

What3words: steamed.perplexed.truth

Closest Postcode: OX10 0RD

OS Grid Reference: SU 59137 90401

Access

Access to the property is gained via a pair of metal field gates off the public highway known as Slade End.





Services

Interested parties are advised to undertake their own enquiries regarding service connections and utilities.

Wayleaves, Easements and Third Party Rights

There is public footpath 141/31/20 that runs east to west across the centre of the field. The land is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplied and other existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Timber, Minerals and Sporting Rights

The timber, mineral and sporting rights are included in the sale insofar as they are owned.

Tenure and Possession

The land is currently occupied by way of a Farm Business Tenancy, notice to quit has been served on the tenant with vacant possession being obtained on 29th September 2024.

Planning

The property is situated within the administrative boundaries of South Oxfordshire District Council.

Interested parties are advised to make their own enquiries with regard to planning consent for development.

Basic Payment Scheme (BPS)

No entitlements or payments are included in the sale.

Overage Clause / Uplift Clause

The land is subject to an Uplift Clause of 30% of the increase in value gained from any subsequent change of use or grant of planning consent for any non-agricultural use on the land granted within 30 years from the date of sale.

Local Authority

South Oxfordshire District Council
135 Eastern Avenue
Milton
Abingdon OX14 4SB
T: 01235 422 422

Viewings

The property may be viewed during daylight hours by persons holding a set of these sales particulars. Persons entering the land on foot do so at their own risk. Neither Simmons & Sons, the landowner nor the tenant accept any liability for any consequential injury to persons within the property. We request that you register your interest with us before viewing the land.

Contact

Simmons & Sons
32 Bell Street
Henley-on-Thames
RG9 2BH

Millie Maddox or Thomas Dunn

T: 01491 529758

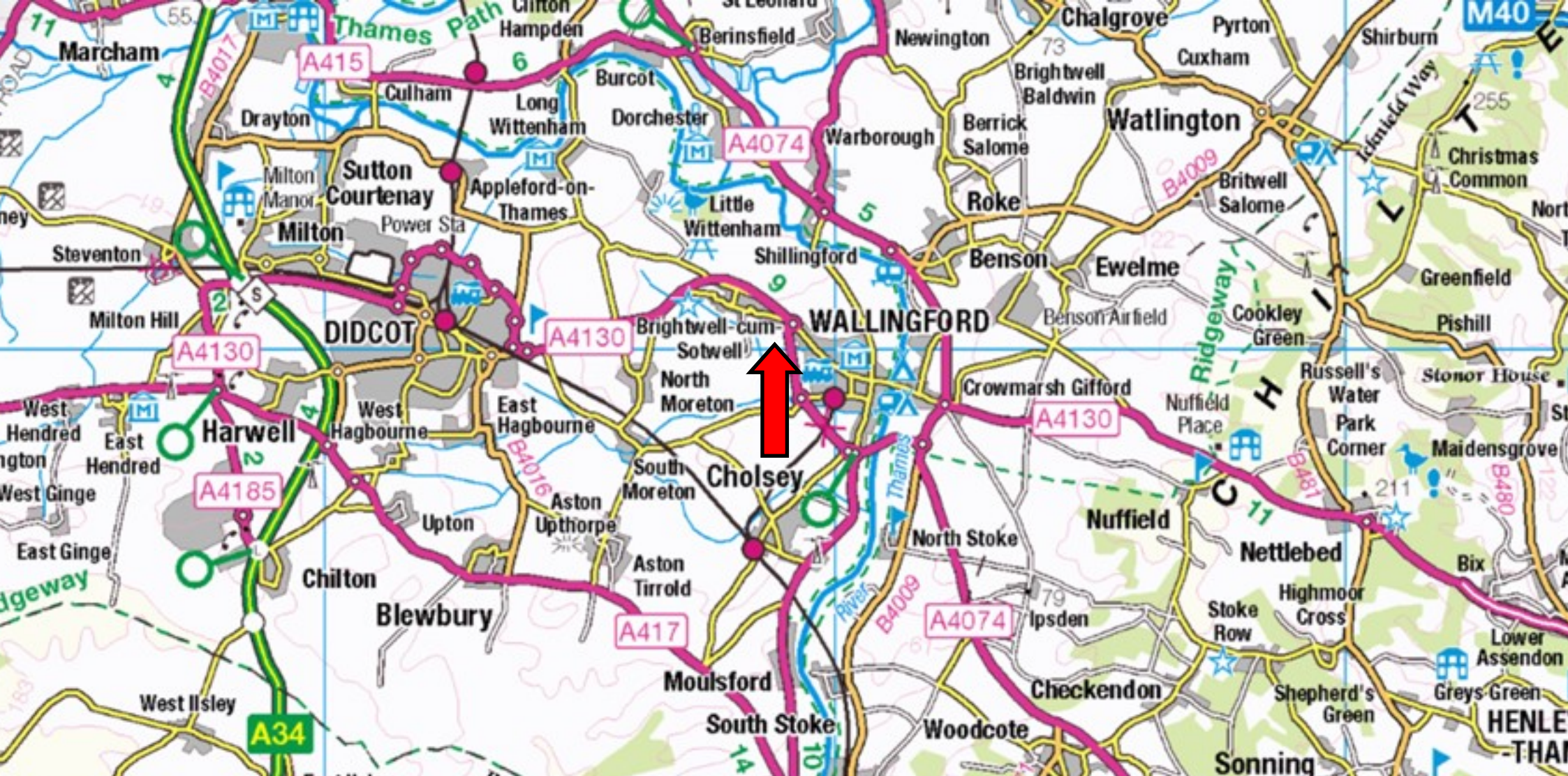
T: 01491 634293

E: amaddox@simmonsandsons.com or tdunn@simmonsandsons.com

Date of Particulars: October 2023







Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

sales • lettings & management • commercial • development • rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01488 418151