



LAND AT GREAT COXWELL

Faringdon, Oxfordshire, SN7 7SR



Land at Great Coxwell Faringdon, Oxfordshire

A well located block of arable and pasture land situated to the south of Great Coxwell and adjacent to the A420

Faringdon 2 miles | Highworth 6 miles | Wantage 11 miles

For sale by Private Treaty as a whole or in 3 lots

Approx. 57.46 hectares (142 acres) in total

Guide Price £1,300,000 for the whole



Location

Located to the south of Great Coxwell the main block of land borders the A420 to the east with the two outlying parcels located further to the west.

The A420 provides access to Swindon and Oxford as well as the A417 and A419. More locally the B4019 provides access to Faringdon, Coleshill and Highworth.

Access

Lot 1 - via the A420 and Pry Lane the entrance will be found opposite the speed camera shown coloured yellow on the sale plan. Alternatively from Great Coxwell to the north west corner of the parcel via Holloway Road shown coloured purple on the sale plan.

Lot 2 - as for Lot 1 from the A420 via Pry Lane and then over the track leading to the west. Alternatively from Great Coxwell via Holloway Road leading from the north west corner of Lot 1.

Lot 3 - as for Lot 2 above via either route and then over the private right of way as shown green on the attached plan.

Description

Lot 1 - a block of land extending to approximately 52 hectares (128.5 acres) currently cropped with winter wheat, winter barley, winter oilseed rape and permanent pasture together with the former farm yard.

Lot 2 - a parcel of arable land extending to approximately 3.5 hectares (8.6 acres) currently cropped with winter barley.

Lot 3 - a parcel of mixed woodland extending to approximately 2 hectares (5 acres)

The land is generally encompassed by hedges and ditches with mature trees and is classified as being Grades 3 and 4. It is further characterised as Wickham 2 which is a slowly permeable fine loam over clay.

GENERAL

Tenure and Possession

The land is currently let via a Farm Business Tenancy but vacant possession will be available as at Michaelmas 2018, or earlier by agreement, a Notice to Quit having been served on the occupier.

Method of Sale

The land is available for sale as a whole or in 3 lots by Private Treaty.

Services

No services are connected.

Easements and Rights of Way

The land is sold subject to and with the benefit of all rights of way, easements and wayleaves whether referred to in these particulars or not. There are two public rights of way, details can be obtained from the Agents.

Basic Payment Scheme and Environmental Schemes

The land is being offered for sale with the benefit of the Entitlements which will be transferred to the purchaser or to the occupier as appropriate. The land is not subject to any environmental schemes.

Sporting, Timber & Mineral Rights

Included in the sale in so far as they exist.

Local Authority

Vale of White Horse District Council Tel: 01235 520202 www.whitehorsedc.gov.uk
Oxfordshire County Council Tel: 01865 792422. www.oxfordshire.gov.uk

Plans

Plans included within these particulars are based on the Ordnance Survey Maps reproduced from Promap and are for reference and information purposes only. All measurements and distances are approximate.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Viewing

Please view with details in hand and on confirmed appointment with the Vendor's selling agent, Adkin on 01235 862888. Contact Julian Sayers or Rosa Noll for further information. E-mail: julian.sayers@adkin.co.uk or rosa.noll@adkin.co.uk

Health & Safety

We would ask that you be as vigilant as possible when making an inspection.



Important Notice: Adkin for themselves, and the Vendors of this property, whose Agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of any offer or contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the Vendor; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Ref JAS/J/1015

Particulars produced: June 2018 Photographs taken: June 2018



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