LAND AT BROOK STREET
Benson, Oxfordshire OX10 6LH
For Sale by Private Treaty.

In all about 3.97 acres (1.61 hectares)

Guide Price £90,000

Land at Brook Street
Benson, Oxfordshire OX10 6LH

A rarely available former Trout fishery and level paddock

Location
The land is located at the eastern end of the village of Benson. The village itself has good amenities including several shops, Church, primary school, two public houses and a petrol filling station. There is easy access to the M40 and to Oxford via the A4094. RAF Benson immediately borders the land to the south

Description
The entrance to the land is opposite Braze Lane via a field gate off Brook Street. There is an electricity sub-station close by to the entrance which is excluded from the sale. On the northern boundary is the attractive pond which is fed by a chalk stream and is the remnants of the pond system of a trout farm. We understand that there were historically 6 ponds with a sluice gate system but for safety concerns the other ponds were filled.

The water is very attractive with mature trees, including Weeping Willow, framing the pond. The grassland is to the south of the pond and is one level enclosure. The boundaries are a mixture of mature hedging and trees, stockproof fencing and three strand barbed wire fencing.
GENERAL

Method of Sale: The land is available as a whole by private treaty.

Tenure and Possession: Freehold with vacant possession upon completion.

Services: No services currently connected.

Wayleaves, Easements and Rights of Way: The property 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 supplies 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. There is an easement for Southern Electricity Board to access the sub-station.

Sporting, Timber and Mineral Rights: Included within the sale in so far as they are owned.

Overage: The land is sold subject to an overage provision providing that in the event of development within 30 years of the date of the sale then 35% of the uplift in value as a result of such development would be payable to the Vendor.

Local Authority: South Oxfordshire District Council.

Plans: Plans included within these particulars are for information and reference purposes only and are not necessarily to scale.

VAT: Any guide prices quoted or discussed are 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 then such tax will be payable in addition.

Viewing: PLEASE NOTE HEALTH AND SAFETY REMARKS BELOW. During daylight hours with a copy of the Particulars, please telephone Adkin on 01235 862888 to confirm time of visit.

Health and Safety: There is deep water on the property. No children to be allowed access to the land on a viewing under any circumstances. There is an electricity sub-station on the land, please do not approach this area of land. The access to the land is via a culvert across a bridge. Please do not park vehicles on this accessway and be mindful of the edge when walking across. Please be vigilant for these and any other potential hazards when making an inspection of the land.

Further Details: Please contact : Kevin Prince on 01235 862888 or by email: kevin.prince@adkin.co.uk

Ref:KJP/M9000
Orpwood House, School Road
Ardington, Wantage, Oxfordshire OX12 8PQ
Telephone: 01235 862888
mail@adkin.co.uk
www.adkin.co.uk

Important Notice: Adkin for themselves, an 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 Vendors; (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 himself 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 KJP990009A/ Particulars Prepared and Photographs taken November 2019