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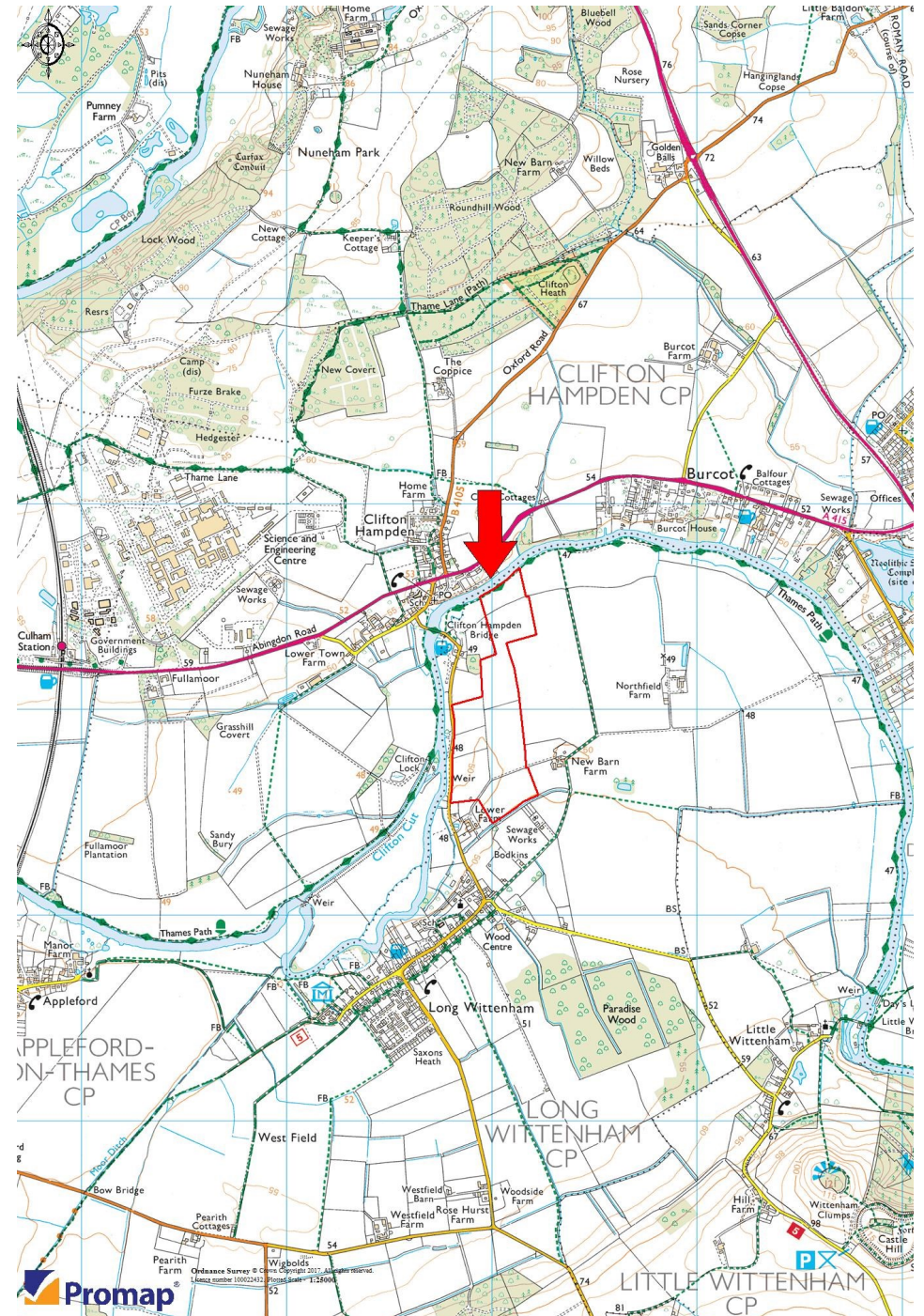
SIMMONS & SONS



Approximately 73.44 acres (29.71) hectares

Guide Price £850,000

Land at Lower Farm, Long Wittenham, Oxfordshire OX14 4QN



DESCRIPTION

Land at Lower Farm is offered for sale as a whole or in two lots.

Lot 1 - Approximately 54.20 acres of predominantly level grassland with 790 ft of river meadow frontage to the River Thames crossed by the Thames path outlined in blue on the plan. Fishing rights and mooring rights, subject to gaining any planning consent and Environment Agency approval, are included. The Oxford Angling Society take fishing rights on an annual basis.

Lot 2 - Approximately 19.24 acres of grassland set out as a single field with frontage onto the public highway as outlined in red on the plan.

Both lots are shown to be Grade 2, Sutton 1 series soils being well drained fine and coarse loamy soil.

SITUATION

The land is situated to south of Oxford to the south east of Abingdon and on the northern edge of Long Wittenham village alongside the road leading through to Clifton Hampden. The property can be found using the postcode OX14 4QN although this will take you to the farm yard, rather than the entrance gate to the farmland further to the north.

DIRECTIONS

From Oxford take the A423 south east towards Wallingford. After about 4 miles turn right onto the A415 towards Abingdon and Clifton Hampden at the Burcot roundabout. At the second set of traffic lights turn left signposted towards Long Wittenham. After crossing the river bridge, the entrance gates to the land will be found on the left hand side as marked by a for sale board.

ACCESS

Access to the land is gained through the double gates fronting onto the public highway. In the event of the farm being sold in two lots, lot 1 will own the access road outlined in blue on the plan and access will be given over the first 10m of the road into lot 2 based on a shared maintenance liability.

SERVICES

Mains water is connected to the farm but purchasers will be required to make their own connection to the mains. In the event that the land is sold in two lots, a service reservation will be made in the title over lot 2 for the benefit of lot 1.

PLANNING

The land is situated within the administrative boundaries of South Oxfordshire District Council. The local plan shows the land to be white land outside of any specific landscape designation.





VIEWINGS

Strictly by appointment with:

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LOCAL AUTHORITY

South Oxfordshire District Council

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Milton

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