

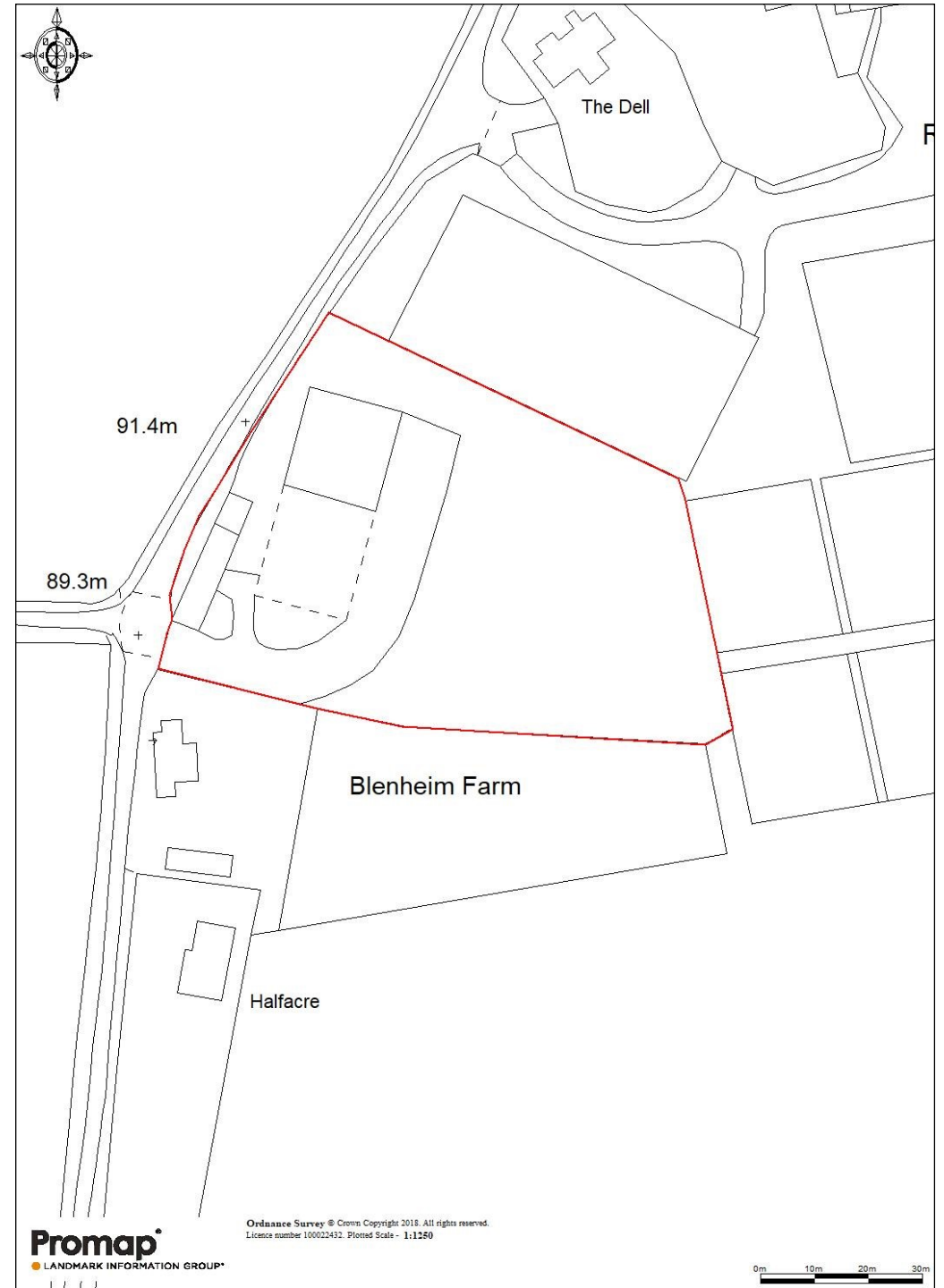
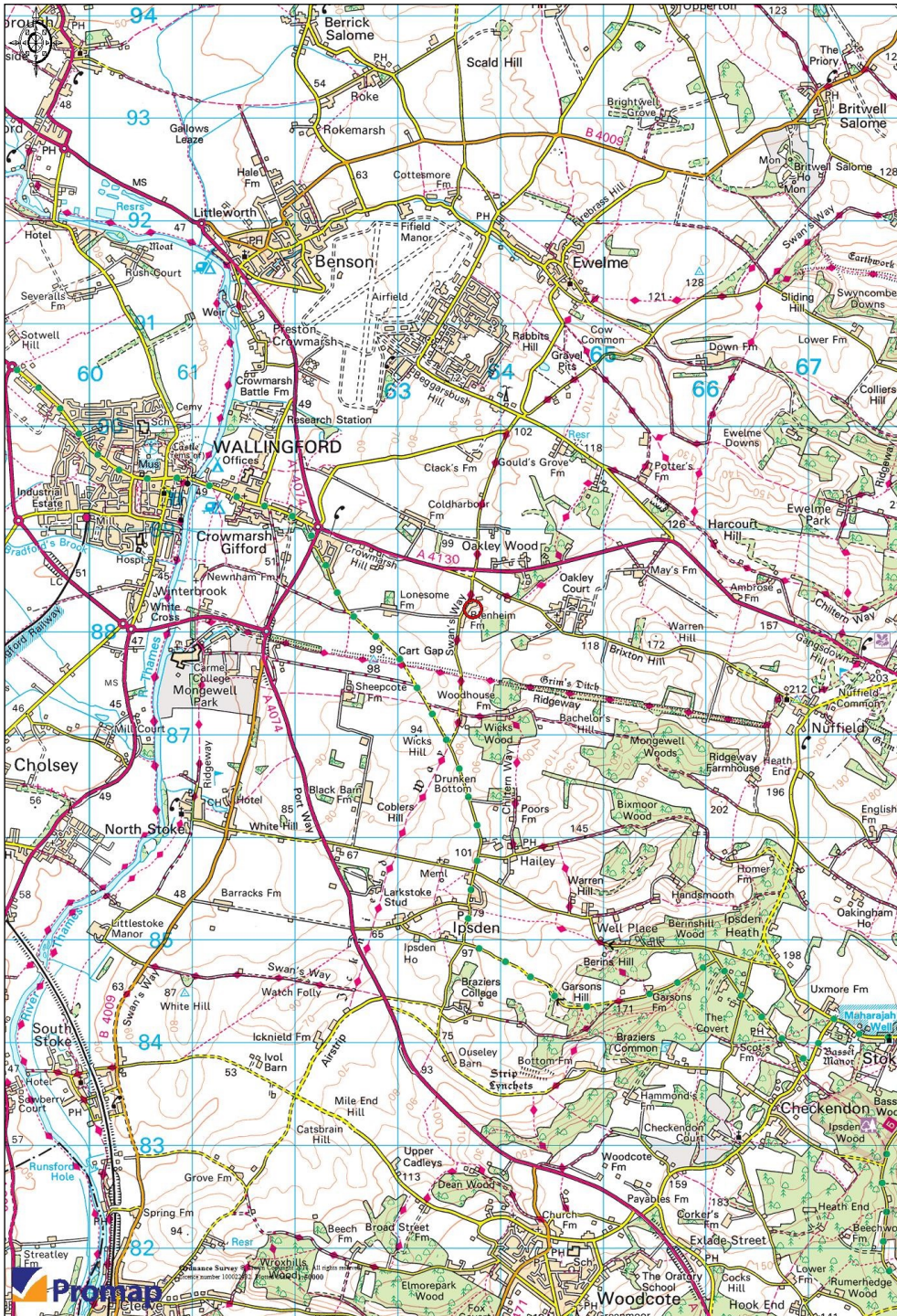


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SIMMONS & SONS

Approx 1.36 acres (0.55 ha) of Land and Buildings
Land and Buildings at Blenheim Farm, Benson, Wallingford, Oxon OX10 6PR

Guide Price £550,000



DESCRIPTION

Approximately 1.36 acres of land together with three modern portal framed buildings and a single storey building previously used as a pottery workshop.

In all extending to approximately 9,400 ft² of buildings situated within a ringfenced farmyard area providing parking and external open storage with road frontage.

The property comprises of:

1. A 60 ft x 45 ft concrete portal frame building hay store with 60 ft x 30ft lean to and part concrete floor
2. A 60 ft x 60 ft concrete portal frame fully enclosed building with roller shutter door, concrete floor and panel walls, currently used as a grain store
3. An approximate 1,300 ft² single storey building previously used as a pottery workshop with adjoining toilet and office.

SITUATION

The property is situated approximately 2.5 miles to the east of Wallingford in Oxfordshire to the south of the A4130 Henley to Wallingford Road.

DIRECTIONS

From the Wallingford roundabout take the A4130 towards Henley-on-Thames. At the first road fork right and then turn first right. After passing Avalon Kennels and the entrance to two cottages, the entrance to the farm yard will be found on the left marked by a For Sale board.



ACCESS

Access to the property is gained directly from the public highway. No third party access is required through the farm yard.

PLANNING

The property is situated within an Area of Outstanding Natural Beauty preventing any permitted development right changes of use for residential purposes without a full planning application.

COVENANT

An uplift covenant will be included in the sale contract based on 30% of the increase in value due to any residential change of use of the property for 25 years from the date of completion. The uplift clause will not apply to any agricultural or commercial use.

SERVICES

Mains water, mains electricity and private drainage are connected to the property.

VIEWINGS

The property will be available for viewing at any reasonable time, however we would ask prospective purchasers to carry a copy of the sales details to help establish the boundaries and to be as vigilant as possible when making your inspection for your own personal safety. All prospective purchasers are requested to register with the Agents before visiting the property.



LOCAL AUTHORITY

South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Milton
OX14 4SB
T: 01235 422422
E: info@southoxon.gov.uk



VIEWINGS - Strictly by appointment with:

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