

## PADDOCK LAND NEAR WIGGINTON



#### DESCRIPTION

The property is offered To Let and comprises 4.79 acres (1.94 ha) of pastureland, situated on the edge of the village of Wigginton.

The pastureland is ridge and furrow and has a stream running along the southern boundary.

#### **ACCESS**

The property is directly accessed off the public highway, which connects the villages of Wigginton and Swerford. The Chipping Norton/Banbury Road is also within close proximity. There is a convenient network of bridleways a short distance away from the land.

### TENANCY AGREEMENT

The basic tenancy terms will make provision for the following (amongst others):

Term: 12 months or thereabouts commencing on 4<sup>th</sup>

October 2021.

Use: Agricultural or Equestrian.

Rent: To be paid upfront on signing of the agreement.
Subletting: The tenant shall not be able to assign or sub-let

the tenancy.

Costs: The tenant to be responsible for the cost of

preparing the tenancy agreement.

# WAYLEAVES, EASEMENTS AND & RIGHTS OF WAY

The Landlord will retain all wayleave and easement payments if applicable. There are no public footpaths that cross the property.

#### **SERVICES**

There are no services connected to the property.

#### SUBLETTING

The Tenant is not allowed to assign or sublet the land.

## VIEWING

The property may be viewed by appointment with Brown and Co.

## **LETTING AGENTS**

Tom Birks | 01295 220220 | tom.birks@brown-co.com Daisy Miller | 01295 220207 | daisy.miller@brown-co.com

## **TENDER FORM**

Applicants should present their tender to Brown & Co, Castle Link, 33 North Bar Street, Banbury, OX 16 0TH, or by email to <a href="mailto:daisy.miller@brown-co.com">daisy.miller@brown-co.com</a>. Tenders should be submitted by 12 noon on Friday 20th August 2021.

Tenders should be for the total annual rent offered and should be for a given sum and should not be made by reference to other tenders. No escalating bids will be accepted.

Prospective tenderers are advised to mark their tenders clearly on the outside of the envelop with the wording **"Tender – Paddock Land, Wigginton"**. It is suggested some other form of

identification be added to the envelope so that you can check receipt at our office.

The Landlord does not undertake to accept the highest or any tender received

## **PLANS & AREAS**

Plans included in these particulars are for identification purposes only.

## PHOTOGRAPHS AND PARTICULARS

Taken in June 2021 and prepared in July 2021.





#### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by individual statisfy themselves as to the correctness of each item by individual statisfy themselves as to the correctness of each item by individual statisfy themselves as to the correctness of each item by individual statisfy themselves as to the correctness of each item by individual statisfy themselves as to the correctness of each item by individual statisfy themselves are guide in the second property, necessary permissions for use and occupation, potential uses of the property prior to purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others and occupation, potential uses of the property, necessary permissions for use and occupation, potential uses of the property, necessary permissions for use and occupation, potential uses of the property, necessary permissions for use and occupation, potential uses of the property, necessary permissions for use and occupation, potential uses of the property, necessary permissions for use and occupation, potential uses of the property, necessary permissions for use and occupation, potential uses of the property of the property, necessary permissions for use and occupation, potential uses of the property of uses and occupation, potential uses of the property of uses and occupation, potential uses of the property

