



# PASTURELAND AT BLOXHAM

Banbury, Oxfordshire, OX15 4FE

**BROWN & CO**

## PASTURELAND AT BLOXHAM

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**Approximately 14.01 Acres (5.67 Hectares) of permanent pasture**

Level pastureland | Adjacent to village | Strategically located

**FOR SALE BY PRIVATE TREATY AS A WHOLE**

### LOCATION

The property is situated on the outskirts of the village of Bloxham, which is approximately 3.6 miles south of the town of Banbury and 9.5 miles north east of Chipping Norton.

### DESCRIPTION

The property extends to a total of approximately 14.01 acres (5.67 hectares) of pastureland. The land is bordered by mature hedgerows and is accessed via a right of way over 'The Ridgeway'. The land lies close to the village boundary and may have some development potential (STPP).

### METHOD OF SALE

The property is offered For Sale by Private Treaty as a Whole.

### TENURE AND POSSESSION

The Freehold is For Sale with Vacant Possession.

### BASIC PAYMENT SCHEME

Basic Payment Scheme Entitlements are not included in the sale.

### DEVELOPMENT CLAWBACK

The Vendor reserves the right to receive 30% of any uplift in value in the event that planning permission is granted (payment on the earlier of sale or implementation) for any use other than agricultural or equine, running for a period of 40 years from the date of completion.

### 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 or any part of 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 inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending 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 matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment

### SERVICES

Mains water is connected to the property.

### SPORTING, MINERAL AND TIMBER RIGHTS

Sporting, mineral and timber rights will be included within the freehold so far as they are owned by the Vendor.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered For Sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies, and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

There is a cable line and a sewer pipe that runs through the property.

### ACCESS

The property is via right of way over 'The Ridgeway', which leads from the village of Bloxham.

### WHAT 3 WORDS LOCATION SEQUENCE

once.feelers.radiating

### VIEWING

Viewing is strictly by appointment with Brown & Co.  
Please contact:

Tom Birks – 01295 220220 – tom.birks@brown-co.com

Daisy Miller – 01295 220207 – daisy.miller@brown-co.com

### PLANS, AREAS AND SCHEDULES

This has been prepared as carefully as possible however, it is not to scale. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

### BOUNDARIES

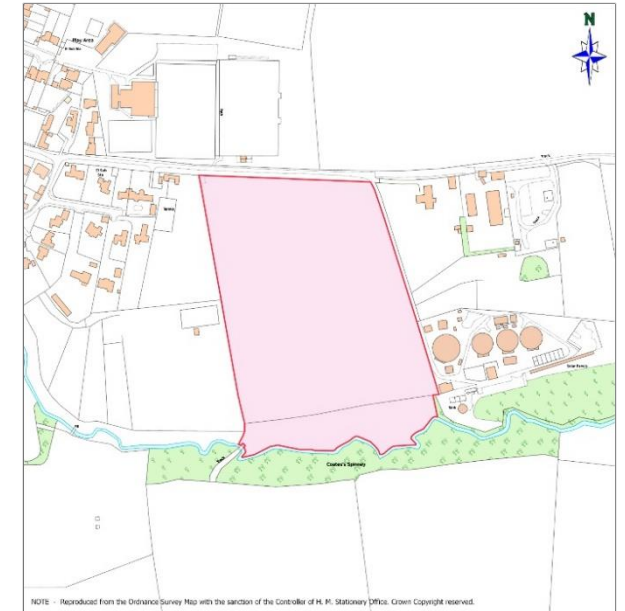
The purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the vendor nor their agents shall be responsible for defining the boundaries of the ownership thereof.

### ANTI-MONEY LAUNDERING REGULATIONS

In accordance with most recent Anti-money Laundering legislation, purchasers will be required to provide proof of identity and address to the Vendor's agents once an offer has been submitted and accepted (Subject to Contract) prior to solicitors being instructed.

### GENERAL REMARKS AND STIPULATIONS

These particulars are Subject to Contract.



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